The Province of Alberta

THE ROYAL COMMISSION ON METROPOLITAN DEVELOPMENT OF EDMONTON AND CALGARY

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PROCEEDINGS

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THE SITTINGS OF THE ROYAL COMMISSION OF METROPOLITAN DEVELOPMENT OF CALGARY AND EDMONTON, held at the Court House, Edmonton, Alberta, commencing Thursday, the 25th day of November, A.D. 1954, at nine forty five a.m.

THE CHAIRMAN: Mr. Slavik, will you return to the witness stand, please?

L. J. SLAVIK, having been recalled on his former oath, testified as follows:

THE CHAIRMAN: Now, if we can recapture in our minds the point at which we left off in our thinking yesterday afternoon; it was, of course, with reference to the figures, statistics presented by the Edmonton Separate School Board on page 3 of the brief.

I am not sure if there are other questions to be asked Mr. Slavik or not. Mr. Slavik, this would probably be the explanation of the fact that your percentage costs from other revenue, miscellaneous revenue dropping from three to one sixty two results from the closing of the school on 13rd Street?

A That could be partially, sir.

THE CHAIRMAN: Yes.

A Yes.

MR. ROBISON: I will ask Mr. Slavik the same question that I asked Mr. Taylor, was it yesterday?

A Mr. Turner.

MR. ROBISON: Mr. Turner, has the Separate School Board any long range planning in terms of, say a generation?

A No, we haven't, sir. We usually, the Board operates, as far as the building program is concerned for anything with the exception of junior high up to a period of three years, and for junior high, it would take possibly up to five or six, or even ten. Like, the high school we are starting on the South Side right now has been in the planning stage, we might say for possibly five or six years, and possibly a little longer. When we build original schools, and what we might say small units, we build them with a view to having extensions added properly over a period of five or six years to reach a maximum, where we might say enrollment in that particular district. That is the extent to which the Board usually goes.

THE CHAIRMAN: Mr. Slavik, I am very interested in what you say about the South Side high school being in the planning stage. Have you gone so far as to get a site?

A Oh, yes, sir. What I meant by planning stage, it has been planned for the past four or five years, but it is now under construction. The contract has been awarded with a view to completion in '55, September '55.

THE CHAIRMAN: Would you tell me, just purely as a matter of interest as a South Side citizen where it is being constructed?

A It is right down in the Ritchie District, right across the street from our St. Margaret School.

THE CHAIRMAN: Yes, I know. Thank you.

MR. DAVIES: How do the type of buildings that you are building, Mr. Slavik, compare with the type of buildings that the Edmonton Public School Board are erecting? Are they following the same lines?

A Well, I would think, sir, that our high schools are. Our St. Joseph's high school, and the new one on the South Side are going to be brick steel concrete, which I believe are the main types of construction for the Public School Board in their high schools, but our elementary and junior high schools are practically 100% frame and stucco. The Board doesn't build the brick steel concrete in the elementary schools and smaller schools, but the two high schools are definitely brick and steel.

MR. DAVIES: And what is the relationship in the cost factor between the two types of construction, in the elementary schools and --

A Per classroom; well, we had that brought up when the Board discussed the South Side high school, whether to make it brick steel or frame stucco, and the best that our architect could estimate, there would be roughly a five to eight thousand dollars difference a classroom in the frame and stucco and the steel concrete. Is that what you had in mind?

MR. DAVIES: Yes. When you say a classroom, has that got a certain adjustment made in it for the

MR. DAVIES: (Cont.) gymnasium and so on?

A Yes, as far as the plans are concerned and everything else, yes. The Board's policy, as a rule; there is no symnasium built under a school of say six classrooms, and from there on they immediately plan for a gymnasium to go with the school.

MR. ROBISON: Just at that point, does your Board attempt to provide the amenities that the Public School Board provides in the way of gymnasia, woodworking and machine shops?

A We do, sir. We have, in our high schools particularly, and in some of our junior high schools, we have a home economic shop and an industrial arts shop, but the industrial arts shop and the home ec. are not too elaborate, where it is more or less as an optional subject and they are not too elaborate, but the two new high schools are quite extensive. Possibly not to the extent that the public are, but they are quite adequate, we might say, for supplying the boys with a considerable amount of optional subjects.

MR. ROBISON: It would be interesting to see a comparison of the costs of elementary schools in the Separate School Board system, and the public schools, in the high school costs per room. Is it possible to get figures of that kind?

A Well, it might not be. The only thing I could say along that line; I don't know what Mr. Turner might have said yesterday, but on our high school

A (Cont.) on the South Side, it has the 17 immediate classrooms, and the equivalent of possibly four or five more with the gyms, and whatnot, and our contract will run between seven hundred and seven hundred fifty thousand which is less than a million for what you might say a complete high school unit withe 17 classrooms, or an equivalent with gymnasium and so on as roughly twenty two to twenty three classrooms, at approximately $750,000.00.

MR. DAVIES: Well, that is about $40,000.00 a classroom, isn't it?

A Yes. For the new units, sir, we usually find that when we are putting in additions to frame and stucco, the classrooms would cost us approximately twenty thousand per classroom. For additions and new units where you have to build the teachers rooms and so on, the frame and stucco run to approximately thirty thousand. That is for a new unit, in the high school, as you say runs to approximately forty thousand.

MR. ROBISON: It seems to me, Mr. Chairman, we had comparative costs in the first hearing in Edmonton. Didn't Mr. Sheppard give us this? I think he did.

MR. HAYES: It was chiefly with schools; his reference to what it would cost in the fringe area.

MR. ROBISON: $30,000.00 figure.

MR. HAYES: Thirty thousand, and in the fringe area eighteen thousand five hundred. They have a different type of people living there, or something, and they don't require the same type.

THE CHAIRMAN: I don't think he went quite that far, Mr. Commissioner. Mr. Slavik, I was very interested yesterday in what Mr. Turner said about the matter of financing. You share in the 20% which the Government provides free?

A Yes, sir.

THE CHAIRMAN: And the 40% at three and a half?

A Yes, sir.

THE CHAIRMAN: And then you go out into the market and sell the balance of your debentures?

A Yes.

THE CHAIRMAN: With good success?

A Yes, we have. Two years ago we had the bonds up as high as four and three quarter and five percent. We have sold an issue this year at four, and our recent issue is three and three quarters, and we received a premium on the last sale, and we hope to receive a premium on this one at three and three quarters.

MR. DAVIES: Are those bonds being bought locally, or are they being financed through the East?

A I believe they are being locally through James Richardson. Now, whether they are staying here or not, I couldn't tell you. James Richardson have been the purchaser of our bonds now for the past two or three years. I might add, though, that the Department of Education is handling the sale of them on our part, so where they go, I couldn't tell you.

MR. ROBISON: Does the Government take up any of them?

A I wouldn't be surprised. You mean our public issue? I wouldn't be surprised whether they do or not; I couldn't say.

DOCTOR MAYO: As I understand it, Mr. Slavik, one of the reasons why the interest rate is not excessive, there is a Provincial guarantee?

A Oh, yes.

DOCTOR MAYO: And they, should the bonds be sold at more than 5% the Government will in fact buy them?

A Yes, that's right.

DOCTOR MAYO: So that you have a top ceiling on the interest rate, and you have a guarantee at the lower interest rates, so that in one sense the financial position of the particular school authority is almost irrelevant, except within a very narrow limit up to 5%.

THE CHAIRMAN: Thank you, Doctor Mayo. I had overlooked that. That is an important point.

MR. MOFFAT: Mr. Slavik, there is one other small point. It is something I noticed. On page 3 you show salary charges per student; apparently that is all salaries, not just instructional salaries?

A Yes, all salaries.

MR. MOFFAT: Because, I had done a tabulation on the basis of instructional salaries, and I noticed it was different, and I wondered just -- that includes caretakers' salaries, your own administrative salaries?

A Administrative salaries.

MR. MOFFAT: As well as your own administrative salaries as well as, as well as constructional?

A That's right, yes.

THE CHAIRMAN: Yes, Doctor Mayo?

DOCTOR MAYO: I would like to ask just two simple questions, Mr. Slavik. Just to get an opinion of your School Board about the extent of these grants for construction, and these loans for construction, has the Board got any ideas on their adequacy, or their inadequacy?

A Capital grants, you mean, Doctor Mayo?

DOCTOR MAYO: Pardon?

A Capital grants, their building assistants?

DOCTOR MAYO: Yes, grants and loans?

A Well, the only thing I can answer to that, is that the Board, I might say, not possibly as a whole, but some, I think individually feel that when the Government changed their basis of grants from the straight 25% to the per room grant, that the school boards were not benefiting. That was our opinion, and the first experience we had, when we came to put an addition on a school, basing it on the old policy and the new, we were losing a few thousand dollars grant.

DOCTOR MAYO: Now, on the operational grants, Mr. Slavik, for schools; they are calculated, as you know, on a variety of factors?

A Yes.

DOCTOR MAYO: Has the Board got any views about the formula by which these are calculated?

A They haven't been expressed very much, Doctor Mayo, but the Board has expressed on considerable occasions, numerous occasions that for the excessive increase in enrollment that the cities had, the grant is not sufficient to offset, I might say the added burden borne by the city schools. That is about all I can say to that, Doctor Mayo.

DOCTOR MAYO: Do you find them complex to handle, the formula?

A No, not particularly, no.

THE CHAIRMAN: Just not enough?

A Just not enough, that's right, sir.

MR. ROBISON: May I ask Mr. Garside, what I would call Mr. Garside's favorite question; would you say that the added problems have been caused by the impact of oil?

A You are asking for a personal opinion, or the Board's? A personal opinion, I would say definitely it was, yes.

THE CHAIRMAN: We are going to have expert opinion, Mr. Robison on that a little later. Are there any other questions to be asked Mr. Slavik? Thank you very much, Mr. Slavik. We are very grateful for your attendance.

(The witness retires.)

THE CHAIRMAN: Now, I think we revert to the brief, and I would ask Mr. Dechene to carry on.

A. M. DECHENE, having been recalled on his former oath, testified as follows:

A Mr. Chairman, and Commissioners, I continue reading

A (Cont.) the brief, starting at page 5, the third section of the brief. It is entitled Constitutional Aspects.

(Mr. Dechene reads brief presented by The Edmonton Separate School Board to the Royal Commission on the Metropolitan Development of Edmonton, dated November 16th, 1954, from page 5 beginning C. Constitutional aspects through to the end of the said brief, and this portion at the instructions of the Commission has been included in the preceding volume.)

MR. ROBISON: I would just like to ask Mr. Dechene on the meaning of a paragraph. I am not clear as to its meaning. On page 9, the second paragraph, commencing with the words, "this section", you see the paragraph?

A Yes, sir.

MR. ROBISON: I refer you to the words, "and this Board nor any other Board cannot waive nor forfeit such a right", I don't understand those words.

A Well --

MR. ROBISON: Are you referring to, what do you mean by Board there?

A The Separate School Board, our Separate School Board.

MR. ROBISON: Oh, I see. This Board, that is the Separate School Board or any other Separate School Board?

A That's right, sir.

MR. ROBISON: I see, thank you Mr. Dechene.

MR. DAVIES EXAMINES THE WITNESS:

Q Mr. Dechene, there is no Separate School Board in Beverly, is there?

A No, there is not, Mr. Davies.

Q I would just like to discuss with you for a minute academically the conclusion that you arrived at on the alteration of the boundaries. Now, let us suppose for the purpose of illustration that this Commission should recommend that Jasper Place and Beverly be amalgamated into a greater Edmonton with the City of Edmonton, and that one separate school district should be established for that total area; now, I refer to page 9, section 48 which says,

"A commissioner may by order notice of which shall be published in the official gazette --"

Now, I particularly draw your attention to this,

"-- alter the boundaries of any district by adding thereto or taking therefrom --",

well, in terms of addition, it would mean that Beverly would be in?

A I don't think there is any question of that.

Q And in terms of deletion, or taking therefrom, it would mean that Jasper Place would be the part or portion that would be taken therefrom. Now, there is still a Separate School district, a greater Edmonton separate school district, and the boundaries have been taken from Jasper, but no rights are interfered with, and I would

Q (Cont.) think that that wording is wide enough to permit that to be done, because that is altering the boundaries of any district by adding thereto or taking therefrom. It doesn't say that you can't take so much from it that there isn't anything left. Jasper Place would be taken therefrom so there wasn't anything left, but it says you can alter them by taking therefrom, and it would still be in the larger district, it would still be a separate school district and all the rights would be there. That is the first suggestion I have to make. Or, going a step further down where it says, now, I quote,

> "-- or divide one or more existing districts into two or more districts --",

now, listen to this,

> "-- or unite portions of any existing district with another district or with any new district --",

now, supposing that this Commission recommended, and that the recommendation was acted upon that there should be a greater Edmonton separate school district. Now, that would be the new district in terms of this section; and then, it says,

> "-- unite portions of any existing district with another district or with any new district -- ".

Now, the new district would be the greater Edmonton separate school district, therefore that would include Beverly, and it would take in now what is Edmonton, and it would take in what is now Jasper

Q (Cont.) Place district. Now, in that interpretation the only quarrel we can have is, it says portion.

A Yes.

Q Can a portion constitute the whole?

A That, I think is the question all right, Mr. Davies. In our submission, and on a strict interpretation of this clause we submit that it could not.

Q It could go up to ninety nine and eight ninths percent. That would be a portion, and then there would be the one ninth of one percent left, and that would therefore not be taking the whole.

A Well, then you run into questions of degrees and questions of doing indirectly what you can't do directly, I submit.

Q It would seem to me that possibly that the intention of the section was, that by some juggling of boundaries that the rights of the people that it created in an existing district shouldn't entirely disappear?

A Well, that's true, and as I say, from a practical point of view, I don't think there is really any difficult problem, but from a strict interpretation of that clause, there might be, for instance, on the part of the Jasper Place Separate School, a very strenuous objection to being taken off the map.

Q Well, what would you think of the first argument that I proposed?

A About the alterations?

Q "-- alter the boundaries of any district by adding thereto or taking therefrom -- "?

A I think the same considerations apply there. If you take therefrom 100% of the territory, then you don't leave a district.

Q Well, I think that is wider than the second part, because there isn't any reference to portions in the first part. I am speaking academically, Mr. Dechene.

A I understand that, I realize it.

DOCTOR MAYO: Mr. Dechene, may I ask one little question about the very same point?

A Yes.

DOCTOR MAYO: You say there might be a constitutional doubt here, but as I read it, that doubt only applies to the power of the Minister to do these things?

A That's true.

DOCTOR MAYO: Is that correct?

A Yes.

DOCTOR MAYO: And it doesn't apply therefore to the power of the legislature to amalgamate two districts?

A Well, now, if we decided, or if it was thought that the Alberta Act is the one which raises the constitutional question, then the amendment would have to be by the Alberta Act which is a Federal Statute.

THE CHAIRMAN: Mr. Dechene, I prefer the solution that you suggest near the end of the brief, that the, unquestionably these questions will all be settled by mutual agreement in carrying out mutual interests. I had some experience in the Department of Education, and unless the attitude of the Department has changed

THE CHAIRMAN: (Cont.) very greatly in the last nine or ten years, this question would never arise.

A I am quite sure, sir, but as we went into this constitutional question we felt that we should bring out this point which is purely academic, but which might create a difficulty.

THE CHAIRMAN: Of course, you admit at the beginning that it was quite without the terms of reference of this Commission?

A Yes, sir, I acknowledge that, and I wish to repeat again, that these remarks are not offered by way of any criticism of this Commission or anyone else.

THE CHAIRMAN: No.

MR. ROBISON: May I just possibly conclude this by asking an academic and constitutional question; would you say that were we to make recommendations further to the terms of reference creating a greater metropolitan area, that one of our recommendations should be that the Federal Government be requested to amend the Alberta Act to take care of any constitutional problem that might thereafter arise?

A Well, sir, I would not like to pose as a constitutional authority. I would --

MR. ROBISON: Well, having raised the constitutional issue?

A Yes. I would say that perhaps the Commission could go as far as to point out the possibility of the constitutional question and recommend that the law

A (Cont.) officers of the Government give it serious study. It may be that, as I have said in an answer to Doctor Mayo, that to have it clearly stated, that it would require an amendment to the Alberta Act.

MR. DAVIES: Mr. Dechene, has your Board had any discussions formal or informal, on the street, over a coffee table, or otherwise with any representatives of the Jasper Place Separate School Board regarding any implications that might arise out of an amalgamation?

A I have no personal knowledge of any, Mr. Davies.

MR. DAVIES: Do you have any particular business relationships with the Board, or are you --

A No, none whatever. They are, as you know, entirely independent, and perhaps unfortunately, we have not entertained any personal or formal relations with them.

MR. DAVIES: You haven't reached the stage, for example, that you have been asked by them to take in any particular group of people out in this group in the West End, or anything like that?

A No, sir, they are entirely self-sufficient, and so are we.

MR. HAYES EXAMINES THE WITNESS:

Q Mr. Chairman, this county set-up, or the suggestion of a county set-up brought up by your brief as far as the constitutional issue; I can see the point there, however, in all these suggestions that have been submitted to us, it is one separate public, or one

Q (Cont.) school, public school board and one separate school board, in other words, that is the suggestion?

A Yes, sir.

Q Now, the Commission is expected to make a report, surely on a lot more evidence than has been produced up to the present time, and will be apparently for some little time, but that has been raised; in other words, a county set-up. Now, it would be a vast difference under a county set-up than it is under the present set-up.

A Well, under a county organization you would have the same difficulty which I outlined at the end of my brief, as to maintain these two things which the Quebec Act, or the Alberta Act gives, the right to form these separate districts to maintain them, and the right to levy their own taxes.

Q Yes. There is this issue out in the country, where apparently all these local school districts that for all intents and purposes are abolished, but because they were constituted they can't be cancelled out. I don't quite understand why, but apparently that is. In all these large divisions the schools are gone, even the property has been turned back to the original land owners, but still the little school district is still in effect.

A Are you referring to a separate school district?

Q No, the divisions.

A Oh, well, as I understand the divisional organization, it is based on local school districts which are still maintained by the Act. Now, whether they can be or should be disorganized I think is a matter of policy.

Q Well, I think it is a constitutional question, once a school is established it can't be cancelled out.

A Oh, I believe there is authority in the School Act for, I think the term used is disorganizing school districts which no longer function.

MR. DAVIES: The purpose of leaving small school districts within the division was one of choice, and it was deemed wise that the small school districts should be left as an organization and with the local board which would still exercise certain democratic functions and keep in touch, closely in touch with the local aspects of education, and be of assistance to the divisional board, so the prime purpose of leaving these small school districts still organized, and providing for an election of a Board was as a matter of local government policy within the area.

A Although there may be, if I may add, Mr. Davies, a constitutional aspect there in that the local boards in districts where the majority are of one religion still have the right within certain limitations to hire their own teacher, so that that presupposes the existence of the local board and may prevent its being taken out.

MR. ROBISON: Well, certainly, Mr. Dechene, under the

MR. ROBISON: (Cont.) divisional set-up as it is at the present time constituted in the province, the local board can't hire their own teacher?

A Not unless it is in a district where the majority of ratepayers in that local district desire a teacher of a certain religion, in which case the local board can request it of the division.

THE CHAIRMAN: Request, that is the point.

A Is it request?

THE CHAIRMAN: If they make a recommendation to the Divisional Board. Those recommendations, I would say, would never be turned down. They might, of course.

A I haven't got the School Act before me, but my impression was that it went further than a request.

MR. SCOTT: Mr. Chairman, if I may say so, because I have been up against this question all the time; they may nominate a teacher, but if it should happen that that teacher was not satisfactory as to qualifications, and so on, and not suitable, and deemed so by the Divisional Board, their option would be, I would say, the option would be for the authority to say this teacher is not satisfactory because of qualifications and so on, please nominate another one.

THE CHAIRMAN: Yes. Yes, that's the way it works out in practice.

A Yes.

MR. ROBISON: I am very grateful to Mr. Dechene personally for having raised this interesting constitutional issue.

MR. ROBISON: At least we have got it before us.

A Thank you, sir.

THE CHAIRMAN: Thank you very much, Mr. Dechene.

A Thank you, Mr. Chairman.

(The witness retires.)

THE CHAIRMAN: Now, this brings us to item number 14, the presentation by the Beverly School District No. 2292, a brief to be presented by Mr. R. J. Scott, Superintendent of the Division, or perhaps he is the official trustee, is that right?

MR. SCOTT: Yes.

THE CHAIRMAN: Will you come forward, please, Mr. Scott? You are still regarded as under oath from the previous appearance.

R. J. SCOTT, having been recalled on his former oath, testified as follows:

THE CHAIRMAN: Mr. Scott, is this in the nature of additional information?

A That's right, sir. The previous brief still stands with one correction.

THE CHAIRMAN: Yes.

A There was a little difference when I got some information from the town council. On page 2 of the original brief I put in a figure. I don't like wrong figures, to tell the truth if I can get it right, and I put in a figure there for 1952 taxation assessment, 1,057,690, and I got the tax rate, 25 mills. I got that off another return where it says we raised 5 mills, you see,

A (Cont.) and it happens it is raised seven and a half, so that our rate is twenty two and a half instead of twenty five for 1952.

THE CHAIRMAN: This is in the original brief?

A The original brief.

THE CHAIRMAN: Yes.

A I just wanted to make that correct, sir. Now, the rest stands, so if there is any purpose in going over it again --

THE CHAIRMAN: No.

A I have given you; you asked me for certain figures, and I have tried to provide them, and I will give them here.

THE CHAIRMAN: That's what we assumed.

MR. HAYES: Mr. Chairman, I would like that correction.

THE CHAIRMAN: Yes, all right. The correction again for Mr. Hayes?

A It is on page 2 of the original brief. I have got there the tax rate showing, just to give you the trend of the rise in taxation, 1952 -- 25. It is 22½. The statement I had showed it, gave it, it had risen five mills, you see, and when I got the other figure it shows it was 22½, a raise of 7½ between '52 and '53.

MR. ROBISON: Well, now --

A Now, the further information, this has to do with figures that arose out of questions that were asked, and they asked me if I --

THE CHAIRMAN: Excuse me, Mr. Scott, a moment, please. Some question has arisen; Mr. McGruther, am I

THE CHAIRMAN: (Cont.) right in saying that the brief of the Edmonton Separate School Board is 90E?

MR. McGRUTHER: Correct.

THE CHAIRMAN: Well, then before you begin, we may as well number this one. This will be 91, this supplementary statement of The Beverly School District.

SUPPLEMENTARY STATEMENT PRESENTED BY THE BEVERLY SCHOOL DISTRICT NO. 2292 AS DESCRIBED IS ENTERED AND MARKED EXHIBIT 91E.

THE CHAIRMAN: I think we are ready to go now, Mr. Scott.

A Respectfully submitted by the Beverly School District as a supplement to the brief previously presented. The survey of the place of occupation of the parents of the Beverly School children: Grades 1 to 8 attending the Beverly School, the number of parents - 383. This has been taken very carefully, I might say, and the figures pretty well correspond to the figures given in the brief prepared by the Town of Beverly. I noticed the percentages, and they are very much the same. The number of parents employed in the Town of Beverly, 58, out of that 383, or 15%. These are in round figures, by the way. The number of parents employed in the City of Edmonton - 258, or 67½%, and the number of parents employed in the heavy industry, the

A (Cont.) Strathcona M.D. 10%, and in others, 7½% or 30 people. Now, I made a survey of the Grade 9 to 12. I didn't get in all the results, but I got in enough to make a, I think a very close judgment of a cross-section of it, and it runs pretty much the same. You will notice there, employed in Beverly - 23, and in Edmonton - 64, and in the heavy industry - 8%, employed elsewhere - 5%. Those are the 110 some odd children that attend the City of Edmonton from 9 to 12, so it corresponds quite closely to the other. The average enrollment from 1952 to 1954 inclusive, Grades 1 to 8 - 1952 - 464. I might say that these figures, we met with Doctor Mayo and we agreed upon a certain basis throughout all Edmonton to get figures so that the comparison would be similar, you see, and that's where -- as a result of that I got these figures. The average enrollment - 1 to 8 - 464. '53 - 558, and '54 - 668. Grade 9 to 12, 70 - 91 - 110, or a total of 534 - 649 - 778. The source of distribution of expenditures for operation; now, I could not go back beyond '52. I think probably you will understand that, because there was a sort of a state of chaos out there, and the books and one thing and another and records are not available, they are just missing, that's all, so that I took what I could get. Government grants '52 - 24,909.82, '53 - 28,519.01, '54 - 28,793.41. Now, you will

A (Cont.) notice very little difference between '53 and '54. That is explainable in this way, that the town, four, under Section 4 of the Grants Act which is the equalization grant is based on the assessment per room below $130,000.00 and the assessment went up a little faster than the rooms went up, therefore our grant didn't increase, and that accounts for it. The operational grants on an actual room basis would have been higher, but the section 4 equalization grant was lower. That didn't help us very much.

THE CHAIRMAN: No.

A Now, requisitions; $27,032.03, '53 - 45,096.59, and '54 - $48,000.00. Debt charges; due to the building of schools, in '52 we had a debt charge of 6,583.85. '53 - 7,268.24, and in '54 - $24,000.00 and that reflects the building of a school, and the total charges, that is, this would cover operation, debt charges and everything; 1952 58,525.70, '53 - 80,883.84, and '54 - 100,793.47. Annual cost per pupil, Grades 1 to 12 -- now, then, I gave it, I have broken it down from grants, requisitions and capital charges, giving you a total there. They get per pupil, we get 46.65 out of grants, and 50.60 out of requisitions, and our debt charges amounted to $12.30 per pupil which comes to a pupil, cost per pupil basis of 109.55 for '52. Now, from grants in '53 - $44.00 per pupil. It is going down, you see. Requisitions, $70.00 per

A (Cont.) pupil, and capital charges 11.20 which gives us $125.20. That 11.20 there in the capital charges may look rather strange, a little lower than the year before, but the actual case is, in that year we didn't increase our debenture indebtedness, and the number of our pupils went up, and that's what accounted for the drop.

Now, in '54 -- I might say, we built a school that year, but the debentures were not sold right at the time. They were sold later, and they weren't sold until over in the next year, so we had to give the figures there. In '54 from grants, $37.00 per pupil, requisitions 61.70, and capital debt charges, $30.85 making a total of 129.55 cost of operation per pupil. Now, the annual cost per pupil, 1952 - 53, broken down into Grades 1 to 8. This is the whole -- table 4 is the over all, taking them all together from one to twelve.

THE CHAIRMAN: The average.

A And this is showing them broken down, showing what happened from 1 to 8, the ones we educate ourselves, not the ones that are educated in Edmonton, and there we get for '52 - 103, '53 - 120, and '54 - 126. Grade 9 - 162, that is in Edmontnn. '53 - 161, and '54 - 191. Now, in the first two, the fees were $150.00 in each case, and the debt charges are put on top of that, you see, which gives you 162 - 161 and 191. Now, 10 to 12 our fees are 175, and I might say in '54, for the first year

A (Cont.) we had to subsidize the buses to haul the children, so it put it up a little higher there in '54.

MR. DAVIES: Is that the Beverly Bus Line?

A The Beverly Bus Line. The children were only paying a 5% fare, and they weren't able to break even on it, so we financed them to the extent of $1,000.00 for the year, $100.00 a month to the bus line.

Increase in costs due to increased debt charges and transportation subsidy in 1954. I have given that in the statement there, you see.

THE CHAIRMAN: Yes.

A Now, number 6, the cost of two new buildings, including site, fencing and equipment. Now, I want to be clear on this, because you were anxious about the cost per room. Now, Beacon Heights school which was built in '53 had, they are finished. Had six rooms, the assembly hall which is equivalent to two rooms, and I might say has a partition in it so we can use it for classrooms if we want to, and we are using one half of it for a classroom now, so it makes two fine classrooms if we partition it off. We have folding doors, and the stage costing us, that is the site, all the equipment and the cost of construction, $126,000.00. Now, that would come, if you gauge it on the eight classroom basis, 15,700 a room. Now, this is frame and stucco construction. It is a nice building; hot water heating, and on a six

A (Cont.) room basis, that is leaving out the assembly hall and stage altogether, it would run, you can see there, 126, or $21,000.00 per classroom. Now, I have given you the same for Beverly Heights which runs a little lower, because we didn't have to raise the level of the sewer, and we got out of $9,000.00 on putting in a pump, a special pump system to raise the level.

MR. ROBISON: What year was this built, Mr. Scott?

A Well, it was finished, we got into it just about a month ago.

MR. ROBISON: '54?

A '54.

THE CHAIRMAN: They are both '54, Mr. Scott?

A Well, the debentures -- we got into Beverly Heights in '53, but the debentures weren't sold.

THE CHAIRMAN: The Beacon Heights?

A The Beacon Heights, I am sorry. I might say, the question was asked -- the Government bought up our debentures on the Beacon Heights, but they were sold on the Beverly Heights to an independent company on the open market.

THE CHAIRMAN: What rate?

A Four and a half, four and three quarters, I believe, I think that's correct. We got a bit of a premium on it, it was 100.7, I think it was.

MR. HAYES: Mr. Scott, who determines the type of school that you build?

A I will have to answer that myself. I do myself.

A (Cont.) I sit down with the architect and we plan the whole thing. These are elementary schools, and we build them and plan them for that purpose.

MR. HAYES: You are doing very well.

MR. DAVIES: After looking this statement over, and the other one, Mr. Scott, I judge that as an educationist that your field was honors in mathematics.

A I wouldn't say honors Math, but it is quite true, I have a flair for math and science. Those are my two favorites, and I do rather like statistic administration end of school affairs, I must say.

THE CHAIRMAN: Mr. Moffat.

MR. MOFFAT EXAMINES THE WITNESS:

Q I am afraid that you will have to use some of your mathematics in some of these questions I am going to ask you, sir. Just at the very start; I am looking at Exhibit 46E which is your financial statement which you gave us the last time in the form in which it was filed with the Department. It shows total expenditures for '53 of $76,751.00. Now, here you show 80,883. Do you know what the difference is there? There must be some capital item adjustment some place.

A Just where is this 76,000?

Q The total payments in expenditures at the bottom of page 5 in your financial statement.

A Oh, that was -- oh, I can explain that to you. There is 76,000 at the start there as cost of

A (Cont.) operation.

Q Yes.

A You go back up to capital expenditures and you will find out that they have only put in $3,135.00, and you go back up here and you will find out there is an outlay of 3,000 - 2,000 and 225. That was due to debt charges that they haven't included on that side in that 76 there.

Q So the extra item there is further debt charges?

A Further debt charges that they didn't include in the cost.

Q They were not in the statement in the form in which it went to the Department?

A No, it wasn't in the statement they were up here. You can see them up here at the top, and you can see them only carried over 3,135. You will notice there to add to that 73.

Q Yes, well, what you are saying then is that the original exhibit is wrong to that extent, that it didn't really cover --

A This is the audit report, and I think the next one is just the same. It is just a policy of the auditor when he is making out our operation cost.

Q He did not charge in the installment on --

A No.

Q On capital --

A That's right.

Q Charges as --

A He charges in some interest, and some things in the way of current capital, but he doesn't charge

A (Cont.) the rest.

Q Now then, if we can just move over to the left, the next column, in that same table in your new Exhibit here, 7,268.24 shown as debt charges. Now, that table starts off, Government grants, which is an income item, and then requisition which is the income from the municipality, then debt charges which is an outgoing item. Can you explain just what is involved there? Is it that that is really a breakdown of requisitions, in other words, that is the part of your revenue that goes for debt charges, and the requisition item is what is left of your requisitions?

A Well, this is all got to do with our over all budgets, when we had to make our budget yearly to meet our current expenses, we have got to take our grants into consideration, we have got to take our debt charges into consideration and budget the over all cost, what it is going to run that school, and the remainder remaining the requisition, but all those are outgoing expenses, that is the point. We have got to treat our grants as outgoing expenses. We use it to cover up our expenses.

Q Yes, I see that, but what I am trying to get clear is what happens to this debt charge item, is that not part of the money that you are making up out of requisitions?

MR. BLACKSTOCK: No, I think what Mr. Scott is saying is this, our total is 58,525, and that is broken down into Government grants, that is, they

MR. BLACKSTOCK: (Cont.) get that much from the Government and they spend that much.

MR. MOFFAT: Yes.

MR. BLACKSTOCK: And the same thing applies to requisitions, is that correct, Mr. Scott?

A Yes. I see the gentleman's point, but I know where the difficulty is. We had coming in, if you will notice in our statements, our debentures were sold, and we got the 40% from the School Loans Trust Fund and so on that just wouldn't figure in against that requisition, because at that time it was income, if you understand what I mean. It was income at that time from another source.

MR. MOFFAT: Well, then this item here debt charges is income from another source, and it doesn't necessarily be exactly the total of your debt charges?

A Well, it affects our requisition. If we pay $24.00 on debt charges, and I have $16,000.00, as you will see over here, in cash returns I have $16,000.00 owing me on the grants for Beacon Heights school of last year. Well, it's just a figure that works in there at the present time. I quite agree with you from now on, if we don't build any more schools, and we have to meet our debt charges, it has got to go on the requisition.

Q You see --

A But there is a balance working in there as we are building as far as debt charges are concerned,

A (Cont.) and we have, and hold some capital monies that we have got from the sale of debentures on loans to meet --

Q You see what I am trying to get, Mr. Scott, is if the proposal goes ahead so that the one school board would have to be responsible for your debt charges, I am trying to tie down a figure as to what the debt charge item would be, and that's why I am interested in this particular figure. Whether this represents your debt charges, or whether this represents some outside source of revenue that is available to cover debt charges?

A Well, it is more or less right now an outside source of revenue consisting of cash on hand, or monies we have from capital.

Q But that doesn't necessarily represent the total amount that goes out for debt charges?

A Well, you can get that quite clearly here, and you will see how close I have got it. Take on page, on my 1953 auditor's report, you will see your $24,000.00 -- 1954 right there, on page 7. Interest --

Q Well, that is, that is your capital item?

A That's right. Well, those are the things we -- we have to meet that amount this year.

Q 24,000?

A 24,000. We had to pay off our debenture issues as they came due plus the interest.

Q But you didn't meet them out of revenue this year to that extent? Isn't the top of page 5 where you

Q (Cont.) referred me to a little while ago, isn't that the amount that went out of this year's revenue towards capital?

A Page 5, that was in, that was the other report.

Q Yes, in the other report.

A You see this, you notice is dated 1954, and the figures you are referring to were payments in 1953.

Q Yes. Yes, well, I am trying to get the '53 figures clear, that's all.

A Oh, well, the '53 figures, we hadn't sold debentures on our new building in '53. Well, we had sold them on the Beacon Heights, that's right, but they weren't due until the next year. If you know what I mean, when you sold debentures in January of one year, your first issue isn't due until January the next year.

Q I think maybe, Mr. Scott, a better way to come at this might be to do this, I don't think you have seen Exhibit 89E which is the one that I filed yesterday, and it includes the best information I could get as to the Beverley situation. Now, I wonder if you could check that over for me and let us know where there are difficulties in it. I think that maybe a shorter way of getting to the same information.

THE CHAIRMAN: Mr. Moffat, I would like to suggest that in the recess now due that you show Mr. Scott the statement which you filed yesterday and which he has not seen, and reconcile your figures.

MR. MOFFAT: I think that would be a good idea.

A I think I might answer you on this '54. Our requisitions was actually, was actually, if we gave you the actual requisition on the municipal district, it was more than $48,000.

Q Yes, that's what I --

A Yes, that's right.

Q That's the impression that I have, that there is some difference in there.

A In '52 and '53 it didn't make much difference.

Q Yes.

A But in '54 our actual requisition was something around 68,000, I think, or $70,000. You see, that would be the total of your forty eight and your twenty-four, pretty well.

Q Yes. Well, I think if we discussed this, and then frame some questions as the Chairman has suggested, and we can get them on the record possibly better.

A Here the other day they asked me to get the figure on just how much, to break down the pupil costs as between actual costs, you see, and we would certainly have to put that on requisition.

Q Yes.

A We did in '54. If I gave you the requisition for that -- I don't know whether I have it here or not, but I gave that around, somewhere around seventy, or $70,000.00.

THE CHAIRMAN: All right, the bookkeepers will get together.

A Pardon?

THE CHAIRMAN: The bookkeepers will get together.

A All right.

THE CHAIRMAN: We adjourn until ten minutes after eleven.

(At this point the Commission adjourned until 11:10 and reconvened.)

THE CHAIRMAN: Now, I hope, Mr. Scott that you and Mr. Moffat have resolved your difficulties, and that we may have on the record what you want on the record quickly.

MR. MOFFAT: Yes, that is exactly what we have done, and we have worked it out, and we have also worked out some questions and answers that will be put on the records quickly.

THE CHAIRMAN: He knows the answers, and you know the questions?

MR. MOFFAT: I hope so.

THE CHAIRMAN: Let's get on with it.

MR. MOFFAT: If we don't ask the wrong questions and get different answers.

MR. DAVIES: Well, we would like you to understand, Mr. Moffat, that the Commission is not irked.

MR. MOFFAT: Mr. Scott, during the recess, I believe you have had occasion to look at this Exhibit 89E which is the exhibit that compares the various school districts in the area, and I think you will agree that so far as the cost calculations shown on that Exhibit are concerned, they are correct so far as you are aware except for one item. Now, would you explain that one item?

A Except for that item of cost operation, you know what I mean, as put in by the auditor without making a provision for a certain amount of the debt charges.

Q The 1953 installment on capital in respect to debt charges was not shown on the audited statement and should have been carried in which would increase the total expenditure item by approximately $3,000.00, and the debt charge by approximately $3,000.00. Now, as to the sources of the revenue, I believe you would confirm that the figures in Exhibit 89E are correct?

A That's right, that's quite correct.

Q That the amount which your board requisitioned against the municipal authorities for 1953 was 50,000 --

A 391.

Q 391. Now, it is typed here as 50,319. There is a typographical error in there, it should be 91 instead of 19?

A That's on yours, not on mine.

Q $50,391 is the figure for --

A It is exactly 50,391.90.

Q Yes.

A Now, I think that I ought to make it clear to the Commission, sir, that on page 2 of my brief, that is the one that I gave, the requisitions as far as taxation is concerned are absolutely right. Now, when we go over here, you asked me to break it down so I could show the cost per pupil in each case, and I just broke it down,

A (Cont.) and I said that that part, that 27,042, 45,096 and so on has to do with the amount that is actually paid out of requisition plus the debt charge which in 1954 is all paid out of requisition. Some of the other may have some cash on hand, but it pretty well balances in '52 and '53. It pretty well balances what I have given you up there on page 2, but, Mr. Moffat's point, I see quite clearly, what he is getting at. That is not supposed to be, what I want to get at is, that is not supposed to be the requisition there. It is the break down showing the cost of operation from grants, from requisitions, and from debt charges. That is all it is supposed to be for. It is not to be requisitions. That is on page 2.

Q Yes, those are the only questions.

A Yes.

THE CHAIRMAN: Yes, thank you. Are there other questions of Mr. Scott, or comments?

MR. GARSIDE: There is just one I would like to ask, by the way. I would just like to ask you as to the cost of new buildings. What type of buildings are they? Are they brick and steel constructions, or frame?

A They are frame and stucco, sir.

MR. GARSIDE: Yes.

THE CHAIRMAN: Yes. Well, I think, Mr. Scott, that you may now be excused. We are grateful to you for coming this morning and giving us this additional

THE CHAIRMAN: (Cont.) information.

A Thank you, sir.

(The witness retires.)

THE CHAIRMAN: Referring to our calendar again, the Clover Bar Division report has been set over until Monday morning, and we now are ready for the Town of Jasper Place. I am sorry, what is it then?

MR. McGRUTHER: Well, the Town of Beverly, but I don't see anybody here representing the Town of Beverly.

THE CHAIRMAN: The Town of Beverly.

MR. McGRUTHER: If Mr. Bryan was ready to go on, we could go on with Jasper Place.

MR. BRYAN: We are quite ready to go on, sir.

THE CHAIRMAN: Thank you very much.

MR. BRYAN: Mr. Broadstock will present the brief.

W. F. BROADSTOCK, having first been duly sworn, testified as follows:

THE CHAIRMAN: This presentation of the Town of Jasper Place now to be read by Mr. Broadstock will be number what, Mr. McGruther?

MR. McGRUTHER: 92E.

THE CHAIRMAN: 92E, thank you. Now, go ahead, Mr. Broadstock.

PRESENTATION ON BEHALF OF THE TOWN OF JASPER PLACE AS READ IS ENTERED AND MARKED EXHIBIT 92E.

A "Presentation on Behalf of the Town of Jasper Place

to

Royal Commission on Metropoliten Organization

The Council of the Town of Jasper Place

A (Cont.)

"desires to present to the Royal Commission on Metropolitan Organization the facts and statistics which are hereinafter set out, the problems and difficulties of the Town of Jasper Place and the recommendations of the Council for the solution of the problems and difficulties. It is not the intention of the Council to deal with educational problems at any great length, as these problems have been well covered in the Brief presented by the School Board of the West Jasper Place School Division No. 4679.

In the main the Council of the Town of Jasper Place supports the stand taken by the City of Edmonton advocating the amalgamation of the area shown on the plan submitted by the City and the setting up of one municipal council to administer the whole area.

Background, History and Development

The Town of Jasper Place adjoins the City of Edmonton on the west, has an area of 6½ square miles and a population of over 13,000. This area originally was part of the Municipal District of Stony Plain. During the depression years many people moved into the area where taxation and living costs were lower. In this period there was little town planning, and public utilities were noticeable

A (Cont.)

"by their absence. With the discovery of oil in Northern Alberta and the resulting rapid expansion of the City of Edmonton, people poured into Jasper Place, causing it to expand perhaps more rapidly than any other area in Alberta. The population figures for the area comprising the Town of Jasper Place are as follows:

Population

1950	1951	1952	1953	1954
7,100	9,200	10,500	11,488	13,307

Note: The above figures are estimates for the years 1950 to 1952. Actual count for the years 1953 and 1954.

New residential areas sprang up, a business section developed and plans were made for industrial and warehousing projects. On the 1st day of January, 1950, the area was formed into a village, and on November 6th, 1950, the present town was incorporated. Since the incorporation of the Town of Jasper Place the Council has made every effort to provide proper education facilities, public works and social services, and has recently embarked on the construction of a sewer and water system which is in its second phase. The investment made in a number of these items since the town was incorporated is as follows:

A (Cont.)

" General Fixed Assets

Land and Buildings	$ 74,359.57	
Plant and Equipment	98,299.94	
Streets and Roads	41,850.00	
Sidewalks	19,287.96	
Sewers	498,150.16	$ 731,947.63

General Fixed Assets - (Schools)

West Jasper Place School District #4679:		
Land and Buildings	848,822.96	
Equipment	87,439.61	936,312.57
Jasper Place Separate School District #45:		
Land and Buildings	$376,600.00	
Equipment	23,500.00	400,100.00
TOTAL ASSETS:		$2,068,360.20

Financial Problems

Rapid development has as in the case of most communities produced many problems, the most difficult of which has of course been the financial one. The providing of roads and sidewalks, sewer and water systems, the expansion of police and fire protection in a time of high costs has placed a heavy burden on the municipal finances. By reason of the fact that Jasper Place adjoins a large city, a great deal of the business of its citizens is transacted in Edmonton rather than in Jasper Place, and the majority of its citizens are employed in industries or business situate outside the boundaries of Jasper Place, with the result that

A (Cont.)

"the business area is smaller than in most towns or cities of a similar size, and the major portion of all taxes must be assessed against residential property.

A. Taxation and Assessment:

It is interesting to note by the City of Edmonton Brief that the assessment per capita in 1953 was the lowest in Jasper Place of any of the surrounding areas, the details being as follows:

Edmonton	-	$ 990.00
Jasper Place	-	490.00
Beverly	-	620.00
Strathcona	-	3,050.00
Sturgeon	-	1,090.00
Morinville	-	1,190.00
Stony Plain	-	1,070.00

It is obvious from these figures that it is very difficult for Jasper Place with such a low per capita assessment to provide the same standard of education, public utilities and social services as those provided in other areas.

The breakdown of the net assessment for each of the years since the Town was incorporated is as follows:

Net Assessment (Dollars Only)

Year	Land	Residential	Commercial	Business	Total
1950	334,650	1,070,960	101,250.	29,140	1,536,000."

A (Cont.) I might interject there, Mr. Chairman that there is five assessments before the Alberta Assessment Commission, but they are just residences and won't make any material difference to the final figure.

THE CHAIRMAN: Thank you.

A "

Year	Land	Residential	Commercial	Business	Total
1951	1,199,150.	2,856,110	299,490	63,490.	4,418.240.
1952	1,238.810.	3,473,290.	301,640	80,960.	5,094,700.
1953	1,260,800.	3,996,480.	611,840	169,340.	6,038.460.
1954	1,313,350	4,709,350.	931,640	189,280.	7,143,620.

Note: At the 1951 General Assessment, the basis of Assessment was changed from 66 2/3% to 100% of the Assessed Values."

I perhaps should also state here that the basis of assessment was moved from '38 prices to '42 prices whichcan account for the great jump in the years from '50 to '51.

THE CHAIRMAN: Mr. Broadstock, Mr. Blackstock would like to ask you just what is included.

MR. BLACKSTOCK: Buildings in that item that you have been --

A I beg your pardon, sir?

MR. BLACKSTOCK: No, the change from 66 2/3 to 100, of course, applies only to buildings?

A Yes, sir.

MR. BLACKSTOCK: The land has always been 100?

A Yes, sir.

MR. DAVIES: And that applies equally to commercial and residential?

A Equally.

A (Cont.)

" The mill rate for each of the years since the Town was incorporated, together with the breakdown as between municipal and school requirements, is as follows:

Mill Rates

Year	Municipal	School	Total
1950	26	42	68
1951	26	27	53
1952	19	30	49
1953	17	38	55
1954	12.5	42	54.5

Note: In the City of Edmonton in 1953 the mill rate of 52.5 mills was allocated as follows: Municipal - 20.85 School - 31.65.

Tax Levy, Land and Buildings

Year	Residential	Commercial	Total	Per Capita
1950	$113,673.20	$ 6,885.00	$120,588.20	$16.98
1951	208,174.79	15,862.97	224,037.76	24.35
1952	223,753.90	14,780.36	238,534.26	22.72
1953	279,771.32	33,661.20	313,432.52	27.29
1954	318,771.81	50,774.38	369,546.19	27.78 "

MR. MOFFAT: I wonder if I might just ask one question in there; is that, sir, the total tax levy including the levy for local improvements, or is that just what is available for general revenue?

A That doesn't include local improvements.

MR. MOFFAT: No.

A "Note: In the City of Edmonton the per capita tax levy is the sum of $66.40.

Business Tax Levy

1950	1951	1952	1953	1954
$1,981.52	$3,364.97	$3,967.04	$9,313.70	$10,315.76

A (Cont.)

"

Year	Tax Yield (Collections) Total, All Classes of Taxes	Per Capita
1950	$112,710.57	$15.87
1951	183,159.02	19.90
1952	215,485.64	20.52
1953	288,097.22	25.94
1954 to Nov.6th	303,594.77	22.81 "

Which probably accounts for the slight increase in per capita collections.

MR. DAVIES: Well, what all is included then in the frontage taxes?

A Frontage taxes, sewer and water, chiefly.

MR. DAVIES: So that in this table the sewer and water is in then?

A Yes.

MR. DAVIES: Where it wasn't in the other, in the preceding page?

A No, not in the other.

"Note: Frontage Taxes imposed 1953 - $21,313.95
Frontage Taxes imposed 1954 - $41,374.59

Municipal Assistance Grant 1953 - $86,331.48
Municipal Assistance Grant 1954 - $100,462.26
($100,426.62)

No record exists of the number of dwelling units in the Town prior to 1953. The 1953 census records show 2,926 dwelling units and 111 commercial establishments, and according to the 1954 census there are 3,327 dwelling

A (Cont.)

"units and 131 commercial buildings.

No major industry has settled in Jasper Place to provide increased revenue as in the case of the City of Edmonton and the Municipal District of Strathcona. By comparing the assessment in effect in the City of Edmonton with that in Jasper Place, it appears that whereas 33.14% of the assessment in the City of Edmonton covers commercial premises, in Jasper Place this percentage only amounts to 13.03% .

It is interesting to note that when the proposed industrial area in North Jasper Place is developed to such an extent that the commercial assessment would become 33.14% of the total assessment as in the case of Edmonton, the distribution of revenue as between municipal and schools could be maintained on virtually the same basis as in the City of Edmonton instead of the present unbalanced situation of 12.5 mills for municipal needs and 42 for school needs.

B. Expenditures:

The complete breakdown of the expenditures by the Town of Jasper Place for the years 1950 to 1953, inclusive, with an estimate for 1954, is as follows:

A (Cont.)

"Department	1950	1951	1952	1953	1954 Est.
General Government	10,289.70	19,691.36	28,632.90	38,737.62	44,610.
Protection, Persons & Property	7,619.62	21,482.25	25,671.52	36,057.31	50,300.
Public Works	17,035.24	21,176.34	45,767.45	61,907.11	75,000."

MR. DAVIES: Can I interrupt you there, Mr. Broadstock. Now, this item you have been dealing with under Public Works, that does not include any items which are being recovered by the Town by way of levy against property, does it?

A Yes sir.

MR. DAVIES: It does?

A You mean, is this amount totally taken from taxes?

MR. ROBISON: No.

MR. DAVIES: Let's take the figure of 1953 of 61,907.11, is there anything in that expenditure for Public Works of that amount that will be recoverable from any taxpayer?

MR. ROBISON: Local improvements?

A No, sir. You are speaking about local improvements now?

MR. DAVIES: Yes.

A The item of local improvements is so small that it wouldn't make any difference. It is less than $2,000.00 a year, at the present time.

MR. DAVIES: Thank you.

A "Sanitation	--	9,494.43	12,435,20	16,105.03	23,500.
Health	369.37	11,341.63	11,375.68	11,784.95	19,200."

A (Cont.) I perhaps should explain the increase in the estimate of 1954, it is due to the fact that we have now a partial health unit started this year.

MR. DAVIES: Well, while you are on it, would you explain the jump from $369. in 1950 to 11,000 in 1951?

A I think that is really due to a change in the financial statement, the form of the financial statement, sir.

MR. DAVIES: Oh.

A "

Department	1950	1951	1952	1953	1954 Est.
Social Welfare	18,257.55	15,295.77	16,687.43	19,929.44	23,200
Education	64,537.73	107,527.65	135,816.32	173,498.50	259,154.
Community Services	97.20	549.00	165.46	150.00	1,500.
Debt Charges	735.49	1,764.78	1,426.26	2,018.64	2,000.
Utilities	--	--	--	11,340.68	10,000.
Capital Expenditures out of Revenue	43,991.40	7,611.23	9,772.15	38,991.87	27,700.
Reserves	--	4,112.31	4,871.48	20,676.43	23,070.
Miscellaneous	2,998.46	13,198.69	7,102.10	8,656.47	9,000.

Note: Discounts allowed on current taxes are included with miscellaneous items."

MR. DAVIES: Mr. Broadstock, can I interrupt you again; I don't understand the significance of a heading of reserves in an expenditure item. Does this represent how much of a reserve you built

MR. DAVIES: (Cont.) up at the end of each year?

A Well --

MR. DAVIES: Or would you sooner let that go and deal with it later?

A I could leave that to later, sir. It is a bookkeeping item that our auditor insisted upon, chiefly, to provide for our levy, we should provide in our levy, we should provide an item for reserves, and those of course are included in the tax levy just the same manner as your discounts are.

" Expenditures (Public Works)

Year	Amount	Per Capita
1950	$17,035.24	2.40
1951	21,176.34	2.30
1952	59,736.77	5.69
1953	61,907.11	5.39
1954 Est.	75,000.00	5.63

Expenditures (Police)

Year	Amount	Per Capita
1950	$ 6,356.57	.90
1951	16,080.30	1.75
1952	19,075.13	1.82
1953	25,891.80	2.25
1954 Est.	33,500.00	2.52

Expenditures (Fire)

Year	Amount	Per Capita
1950	$ 649.05	.09
1951	3,339.29	.36
1952	4,422.80	.42
1953	5,898.78	.51
1954 Est.	6,000.00	.45

Expenditures (Health and Social Welfare)

Year	Amount	Per Capita
1950	$18,626.92	$2.62
1951	26,492.24	2.88
1952	28,063.11	2.67
1953	31,714.39	2.76
1954	43,400.00	3.26

A (Cont.)

" Expenditures (Education)

Year	Amount	Per Capita
1950	$ 64,537.73	$ 9.09
1951	107,527.65	11.69
1952	135,816.32	12.93
1953	173,498.50	15.10
1954	259.154.43	19.48

The above statistics give a fairly clear picture of the position in Jasper Place with regard to the revenue received and expenditures made in the carrying on of the business of the Town. The continued up-trend is clearly shown. While it is to be expected that a growing municipality will require increasing revenues and will make increasing expenditures, the alarming feature of the statistics is that they show that despite increased school grants, education is taking yearly a larger and larger percentage of the total income.

C. Town Debt:

The Town of Jasper Place has very little debt except that recently incurred for the construction of a sewer and water system. The money required for this construction was borrowed from the province under the provisions of the Self-Liquidating Projects Act and The Municipal Capital Expenditure Loans Act. The per capita debt is very low and carries only 2% and 3¼% interest. Particulars of the indebtedness are as follows:

A (Cont.)

"Total debenture debt,
November 1st, 1953 - $ 570,000.00

Total debenture debt,
November 1st, 1954 - 1,112,257.98

Distribution of Present Debenture Debt

Owner's Share	-	$ 592,928.20
Town's Share	-	519,329.78
		$1,112,257.98

Retirement of Debentures

$ 512,657.98	at 2% in 37 semi-annual payments
31,000.00	at 2½% in 5 annual payments
568,600.00	at 3¼% in 20 annual payments
$1,112.257.98	

1955 Debt Charges

Owners' Share	-	$41,374.59
Town's Share	-	39,125.09
		$80,499.68

Per Capita Debt

Total debt per capita, not including owners' share	$39.02
Total debt per capita, including owners' share	$83.58

The above figures do not include the school debt which totals approximately $906,900.00.

It must be pointed out that to offset its indebtedness the Town of Jasper Place has the following assets:

A (Cont.)

" Capital Assets Acquired from the Municipal District of Stony Plain

$215,000.00. "

That was, I believe in built up streets.

" Assets Created Since the Incorporation of the Town

$2,068,360.20

Monies Received from Debentures but not Expended

$150,000.00 ($180,000.00)

Revenue Surplus Including Unpaid Taxes

$110,598.00

It is to be pointed out that the debt charges will in all probability not be more than 5% of the Town's total income, whereas in the City of Edmonton these charges in 1953 amounted to 15.97% of the total income. It must also be pointed out that the money was borrowed to finance self-liquidating projects and the principal and interest should be paid out of the revenue of the system plus the frontage tax, except of course in the case of the school indebtedness.

Conclusion re Finances

The Council of the Town of Jasper Place is convinced as stated in the preliminary report of the Edmonton District Planning Commission that the orderly development of municipal and school services in the suburban communities has

A (Cont.)

"been impaired by reliance on unbalanced and predominantly residential tax bases. While there is evidence that industry may develop in the north part of Jasper Place and that a substantial business area will develop along Stony Plain Road, nevertheless the area will in all probability be predominantly residential. Since the rising cost of education makes it impossible for any municipality to derive sufficient revenue from residential property alone to meet such costs, the problem with which Jasper Place is now faced will in the opinion of the Council continue to harass the administrators of the affairs of Jasper Place. Consequently, it is their first conclusion that for the purpose at least of raising revenue, the Jasper Place area must be linked with some other area or areas where there is sufficient industry and business to provide a balanced tax basis for the whole amalgamated area.

The Council realizes that the City of Edmonton faces a somewhat similar situation insofar as the industrial area to the east of the City is concerned and therefore firmly believes that any amalgamation should include the said industrial area in order to create a properly balanced tax base. It is the opinion of the Council that unless the

A (Cont.)

"industrial area is included in any amalgamation, such amalgamation would do little to solve the present financial problem, which the Council believes arises largely from the fact that too great a tax burden is placed on residential property.

The Council endorses the setting up of the larger municipal unit advocated by the City of Edmonton not only for financial reasons but also for the following reasons:

I. Education:

The Jasper Place School Board has presented a brief to this Commission which gives a clear picture of the problems faced by all school divisions and the particularly difficult problems faced by the Jasper Place School Division. As quoted in the brief, ---"Residential property does not pay its own way to the school system." Since Jasper Place must raise a great majority of its revenue from residential property, the problem of financing education is exceptionally difficult. Added to this is the fact as shown in the School Board Brief that the proportion of school population to the total population is 22% as compared to 17.4% in Edmonton, and to support this large school population, Jasper Place only has an assessment of $1,863.00 per pupil as against

A (Cont.)

"$6,177.00 in Edmonton.

It is further felt that the school system could be more efficiently operated if it were joined with the Edmonton system, and better facilities could be made available to the students.

As pointed out previously, the darkest phase of the financial problem is that of the mounting school costs, especially in areas where the tax base is largely residential, and for that reason the Council believes that whether or not the units comprising the Edmonton Metropolitan Area are amalgamated at the municipal level, there should be created a metropolitan school division covering at least the area recommended for the new municipal unit, with school costs raised by a uniform assessment for school purposes across the entire area, the said system to be controlled and operated by one school board consisting of representatives from the different areas. It is felt that only in this way can a uniform standard of education be provided for the children of all persons employed in the Edmonton metropolitan area. Such a larger school unit with its broader tax base would of course do a great deal to alleviate the financial difficulties of Jasper Place."

THE CHAIRMAN: Mr. Broadstock, if you are agreeable, we shall adjourn at this time and you come back at two.

A Yes, sir.

THE CHAIRMAN: Yes, thank you very much. Then, this sitting is adjourned until two p.m. Mr. Broadstock, will you look over your brief and change division to district?

A Yes, sir.

THE CHAIRMAN: That is liable to be confusing if we don't.

(At this point the Commission adjourned until two p.m. this same date.)

PROCEEDINGS AT 2:00 P.M.

THE CHAIRMAN: Mr. Broadstock, would you carry on now, please?

MR. BROADSTOCK: Before proceeding, Mr. Chairman, there are a couple of corrections that should be made: on page 3 "municipal assistance grant in 1954" should read $100,426.62.

THE CHAIRMAN: There has just been an interchange of figures there?

MR. BROADSTOCK: That's all.

THE CHAIRMAN: That is midway, the last figure, on page 3: it should be 26 instead of 62. Mr. Broadstock, the copy that I have is probably the one that you have, not the bound copy. Perhaps somebody else has the page in the bound copy; that seems to be giving us some confusion.

MR. ROBISON: Under what heading is it, Mr. Broadstock?

THE CHAIRMAN: Tax Yield.

MR. BROADSTOCK: It follows "Tax Yield (Collections)."

MR. BRYAN: Mr. Chairman, we had a lot mimeographed afterwards, and that has perhaps caused the confusion -- and, incidently, it is better reading than the original copy.

THE CHAIRMAN: Yes, if you have additional copies --

MR. BRYAN: Yes, we have plenty of copies; here is five more copies.

THE CHAIRMAN: Thank you very much.

MR. ROBISON: That's better, yes, you are now on an even base.

THE CHAIRMAN: Page 3, just midway down, the last figure -- it reads now 462, and it should read 426.

MR. BROADSTOCK: 62, yes.

THE CHAIRMAN: That's the first one. What was the second one, Mr. Broadstock?

MR. BROADSTOCK: The second one was on page 5, monies received from debentures but not expended -- that should be increased by $30,000.00.

THE CHAIRMAN: $180,000.00?

MR. BROADSTOCK: Yes. Counsel borrowed $30,000.00 to erect an addition to the town hall, which was not constructed this year.

Now, we finished page 6, and we are now commencing page 7.

"II. Water and Sewer:

The Town of Jasper Place is now in the second phase of a large sewer and water development, and has under consideration a five year plan which if completed will bring sewer and water services to the mainly populated areas. By reason of the fact that Jasper Place is upstream from Edmonton, the only feasible system of sewerage disposal is through the Edmonton Sewerage system into the North Saskatchewan River, and at present water is received from Edmonton and sewage discharged into its sewerage system. These arrangements are carried out under contracts with the City of Edmonton, copies of which are filed with this Brief.

MR. BROADSTOCK: (Cont.)

" The actual pipelines are of the same size and style as those used in Edmonton and can be integrated with the Edmonton system. In view of the fact that it is virtually impossible for Jasper Place to provide any other method of sewage disposal than through the Edmonton system, the two systems must remain integrated. Jasper Place stretching as it does along the west boundary of Edmonton will need an increasing number of intakes and outlets, and it would seem highly desirable that the two systems should be correlated so that water mains and sewerage lines should be of sufficient capacity to provide not only for the development within the City of Edmonton but for the development in the Jasper Place area. Consequently, it is the opinion of the Council that the operation of the two systems as a single unit would make for greater efficiency and would enable planning for the future to be properly carried out.

III. Police:

Another phase of municipal administration which we consider could be better handled on a metropolitan basis is the police service. Particulars of the cost of police service for Jasper Place were given previously in this Brief. The present division of jurisdiction between the different police forces creates many difficulties. To combat crime in large urban areas a well

MR. BROADSTOCK: (Cont.)

"organized police force with all modern technical equipment is required. This the smaller municipal units cannot provide, and on the other hand the Edmonton police force is hampered in not being able to operate in the outlying areas. One centralized police force with local detachments in each area, and free from local influence, is recommended. It is to be noted that approximately the same percentage of municipal income in Edmonton and Jasper Place is allocated to the police force.

IV. Transport:

At the present time Jasper Place is served by a private bus line which picks up passengers within the Town of Jasper Place and transports them to the business area of Edmonton. The transportation cost is higher than that of the City of Edmonton, and is not even on that basis a very profitable operation for a private bus line. Extension of the Edmonton system to various points within Jasper Place would we believe substantially increase revenue to the Edmonton system and would provide a cheaper and more efficient service to the people of Jasper Place, all without too great a capital expenditure.

V. Planning:

The Council is of the opinion that the planning of the main roads in Jasper Place should be synchronized with those in Edmonton if they are

MR. BROADSTOCK: (Cont.)

"to be of any real value to the City and to the Town of Jasper Place. Consequently, it is their opinion that over-all planning control would be of benefit to both areas.

Form of Municipal Government

The members of the Council have considered the type of municipal government which should be set up if the proposed larger unit is constituted. They are not in favor of the setting up of a metropolitan system similar to that of Montreal or Toronto, as they do not believe that the size of the area involved nor the population warrants so complex a system. They agree that "the Edmonton area would be best served by a complete amalgamation under one municipal council of all municipal functions within the area."

It is the opinion of the Council that the present municipal councils should all be dissolved and a new council elected for the entire area. All members of the council should be elected at large, but it is felt that during a transition period of say five years, a system similar to that set up in the Strathcona Agreement should be used whereby two councillors must be resident in each of the new areas and at the end of that time all councillors including those provided for under the Strathcona Agreement may be resident in any district of the city. This arrangement would, during the transition period, ensure the placing

MR. BROADSTOCK: (Cont.)

"of the problems of the new areas before the new council, and the new council would in turn have members from the new areas who could act as liaison officers between the council and the individuals and firms in the newly incorporated areas.

Area

The Council believes that a metropolitan area should be set up comprising the area shown in the plan prepared by the Edmonton Town Planning Board, especially insofar as the boundaries to the west of the City are concerned. They are not prepared to make any recommendation with regard to the exact boundary to the north, south and east of the City, as they have no complete knowledge of the local situations existing in those areas.

Conclusion

The Council of the Town of Jasper Place is only prepared to endorse the proposed amalgamation if the following conditions, which they consider basic, are incorporated in any charter setting up the proposed larger unit:

(1) All present liabilities, both school and municipal, of the Town of Jasper Place, must be assumed by the new unit.

(2) Educational standards and facilities must be equalized throughout the area within a

MR. BROADSTOCK: (Cont.)

" definite period.

(3) Municipal utilities, including sewer, water, storm sewers, roads, sidewalks, curbs and street lighting must be brought up to the standard provided in newly subdivided areas within the present boundaries of the City of Edmonton, such works to be commenced immediately upon amalgamation and completed within a period of five years.

(4) So far as reasonably possible the zoning in effect at the time of the amalgamation must be continued in effect.

(5) All rates charged for services throughout the area must be made uniform.

(6) Assessment and taxation throughout the area must be made uniform.

(7) The present employees of the Town must be retained in positions of comparable status and the voluntary fire department absorbed into the Edmonton Fire Department.

As pointed out previously, 13.03% of the assessment of Jasper Place covers commercial property. It is felt, however, that the present

MR. BROADSTOCK: (Cont.)

"plans for the development of the industrial area in North Jasper Place including the construction of spur tracks throughout the area, together with the building of warehouses for two construction companies and a major oil company, will within a few years bring the ratio of residential and commercial assessment close to the ratio in the City of Edmonton.

The Council wishes to point out that on the basis of the present assessment the Town still has the power to borrow $864,000.00. The assessment is increasing rapidly, which in turn increases the borrowing power of the Town. It is felt that this borrowing power, plus frontage assessment will enable the Town to meet the cost of bringing the utilities up to the Edmonton standard even if no amalgamation is effected, and if it is effected, without placing any added burden on the present Edmonton area. Such borrowings would still leave the per capita debt below that of the City of Edmonton.

The Council feels, however, that even if the future industrial development in North Jasper Place brings the ratio of industrial and residential assessment to that of Edmonton, there will still be a very serious financial problem, and if the industrial area to the east of the City is not included, the proposed amalgamation will do little to solve the present

MR. BROADSTOCK: (Cont.)

"financial problems of Edmonton or Jasper Place. If the industrial area is to be excluded from any proposed amalgamation, it will be necessary for the Council to make a further study of the situation before deciding whether an amalgamation of the City of Edmonton, Beverly and Jasper Place will be of advantage to the Town of Jasper Place.

Respectfully submitted on behalf of the Council of the Town of Jasper Place."

MR. BRYAN: Mr. Chairman, in the brief we mentioned that we were filing copies of the agreements with the City of Edmonton, and I have copies of the water revision and the sewer agreement -- if you wish me to file them.

THE CHAIRMAN: Yes, please. If my numbering is correct it will be 93 and 94.

MR. BRYAN: We will call the water agreement 93?

THE CHAIRMAN: Yes.

WATER AGREEMENT WITH JASPER PLACE AS PRODUCED, MARKED EXHIBIT 93E AND PUT IN.

MR. BRYAN: And the sewer agreement 94?

THE CHAIRMAN: Yes.

SEWER AGREEMENT WITH JASPER PLACE, AS PRODUCED, MARKED EXHIBIT 94E AND PUT IN.

THE CHAIRMAN: That will be fine.

MR. BRYAN: I will leave them here for Mr. McGruther.

THE CHAIRMAN: Thank you very much.

MR. BRYAN: There is one other thing: in the brief

MR. BRYAN: (Cont.) Mr. Broadstock has referred to the proposed development in North Jasper Place. There is before the Planning Commission at the present time a plan -- an application to approve plans for spur lines, and the subdivision of that area. I am wondering whether the Commission would like us to file a copy of the plan. I have it here, and we are quite prepared to give it to you if it would be of any help to you.

MR. ROBISON: I think it would be of help.

THE CHAIRMAN: You are just filing one copy, Mr. Bryan?

MR. BRYAN: That's all I have at the moment. I'm not sure whether I can get more or not.

THE CHAIRMAN: This is 95, I think, Mr. McGruther.

PLAN FOR SPUR LINES AND SUB-DIVISIONS, AS PRODUCED, IS MARKED EXHIBIT 95E AND PUT IN.

MR. BRYAN: One other thing: I'm sorry to interrupt again, but you requested us at the first hearing to provide the Commission with a copy of the arrangement with the Calgary Power, the agreement we operate under. I think I mentioned at the time that we did not have one because of Stony Plain -- Stony Plain can't find theirs, and we have been trying to get it from Calgary Power, but Calgary Power haven't located theirs at yet -- Mr. Nolan has been trying to get it there -- but they said that they would be -- that they hoped to have it the next time they were before the Commission, and that is the situation with regard to that matter.

THE CHAIRMAN: Thank you, Mr. Bryan; I think we will have enough to occupy us until that time.

MR. DAVIES: Mr. Bryan, I am sure I am voicing what is in the minds of the other members of the Commission as well as myself when I say that we do very very much appreciate the trouble that you and Mr. Broadstock and Mr. Stone and your council have gone to to give us a brief that has set out in it a large amount of factual information which is so essential to the proper consideration of the problems involved; and I would like to compliment you all on it.

THE CHAIRMAN: And don't forget to include in that the specific statement of the stand of Jasper Place.

MR. BRYAN: Sir, there is one other thing I would like to ask Mr. Broadstock before he is examined: Mr. Broadstock, I am correct in saying that this brief was passed unanimously by the council?

MR. BROADSTOCK: Yes, sir.

DOCTOR MAYO: I have just one detail to ask you about: is there any contract with a private bus line, or is that done merely under a franchise, not a contract and subsidy as we heard about this morning.

MR. BROADSTOCK: It is neither contract or franchise; they operate under the regulations of the Highway Traffic Board.

THE CHAIRMAN: Mr. McGruther, Mr. Bryan has filed here some additional contracts. Do you want to distribute them now?

MR. BRYAN: I'm sorry; there's only one copy there; I was just able to dig them up today, as a matter of fact.

MR. BRYAN: (Cont.) Would you like me to have other copies made? I can do that very easily.

THE CHAIRMAN: Oh, I don't think so; we will detail someone of our wise men to examine them. Now, then, are we ready to proceed with the cross-examination?

MR. MOFFAT: It occurs to me -- I don't believe we have had a copy of the Jasper Place Financial statement officially filed yet; at least I can't see any record of it in my notes here. I wonder if it might be given a number at this point.

THE CHAIRMAN: If we have one to number.

MR. MOFFAT: I can't see any record of it in my notes. I don't know if anyone else has.

MR. BRYAN: We will have that filed right away, sir; I'm afraid perhaps we did omit that. I remember it was mentioned, and perhaps it's my fault. We will have one filed right away.

THE CHAIRMAN: Right away?

MR. BRYAN: Well --

THE CHAIRMAN: Tomorrow morning?

MR. BRYAN: Yes.

MR. DAVIES: I presume, Mr. Moffat, you are referring to the statutory form for the year 1953 under the Towns and Village Act.

MR. MOFFAT: That's right.

MR. DAVIES: That's what you had in mind, Mr. Bryan?

MR. BRYAN: Yes.

MR. McGRUTHER: I have copies in the office, Mr. Chairman.

THE CHAIRMAN: So, you will bring them down tomorrow morning, and that will save Mr. Bryan having to worry about that.

THE CHAIRMAN: (Cont.) Now, I think we are ready for cross-examination of Mr. Broadstock on this brief which he has just read.

MR. GARSIDE QUESTIONS THE WITNESS:

Q Mr. Broadstock, I just have a couple of questions, more for the purpose of trying to see if I understand this correctly. Now, take page eight, referring to the question of the government of the area after amalgamation you say a system similar to the setup in the Strathcona agreement should be used, whereby two councilors must be resident in each of the new areas. Do you mean the city would then have a council of fourteen members? Presently ten, but two in addition?

A I believe that is the council's idea, that your aldermen should be increased to allow for that.

Q Two to represent Jasper Place and two for Beverly?

A Yes.

Q What about this industrial area, what about those representing the industrial area if that be brought in?

A I think I will ask Mr. Bryan to answer that.

MR. BRYAN: I don't think, sir, that that, as a matter of fact, was considered; it was two council to replace the present council, the present council which will be dissolved. I don't think there was any intention that it was desirable -- in short, I don't think that was figured on.

Q MR. GARSIDE: Just this one other question under the heading of number three of the conclusion where

Q (Cont.) you say that the work must be done within a period of five years. I just wanted to draw your attention to the fact that some of this work depends upon petitions being signed, like the question of curbs, and certain types of streetlighting.

A Certainly, sir; and the idea was to carry on the program that the council have at the present time in which, of course, part depends on petition from the residents.

THE CHAIRMAN: Mr. Moffat?

MR. MOFFAT QUESTIONS THE WITNESS:

Q There are one or two more questions, somewhat of the same sort, sir, for the sake of clarification: on page eight, item four in the conclusions:

> "So far as reasonably possible, the zoning in effect at the time of amalgamation, must be continued in effect."

Now, obviously you don't mean forever.

A No, no.

Q Is there any suggestion as to how long or what arrangement there should be for amendments there?

A I think that the council believes in a planning board for the whole area that should have a little more power and a little more teeth than they've got at the present time; that until that board had been formed and had developed a plan of its own, that the present zoning should stay in effect.

Q Yes, that was the point I wanted to clarify. It was not a suggestion that if this proposed change in

Q (Cont.) zoning, for example, goes through in the north end, which in discussion right now, that if that is validated by the present council there is no suggestion of saying that that must stay that way forever; it must be that that would stay that way until the new over all authority has had a proper consideration of it; is that the idea?

A I think that is the intention.

Q Now, reverting back just to the top of page three, where I asked you this morning whether your figure for the per capita levy included local improvements, at that time you told me that it did not.

A No.

Q Then, right below it you have a figure for the city, and as I understand it that does include the local improvements; is that correct?

A I didn't get that figure, Mr. Moffat; I think Mr. Bryan obtained that figure.

MR. BRYAN: That was just taken by taking the total levy and dividing by the number of people in the City of Edmonton.

Q Yes, I checked the arithmetic and I see that that is what happened; which means that the local improvement item is in that particular figure, so that any comparison there would have to take that into account.

Now, as to the proposal on boundaries, you refer to the western edge of the area, and you say your proposal is to comprise the area shown in the plan

Q (Cont.) prepared by the Edmonton Town Planning Board. Do you have in mind there going right out to the outer limits of what is shown on the map?

A Yes, sir.

Q That would include the three areas that are marked as 8 and 3 and 9; is that correct?

A Yes.

Q Have you any specific information as to number of people and number of school children and so on in those areas?

A No.

Q What is the situation with respect to the area immediately to the north of Jasper Place? Have you made any attempt to get the information on those?

A No.

Q The position taken then is in general terms -- and would there be any strong objection to an area boundary not quite that far out?

A No, sir; I take it from the discussion that, in the brief, that the council are agreed in general terms to the over all plan; certainly they agree with the western boundary; but they would accept any boundary that was acceptable to the City of Edmonton for the other three sides of the city.

Q But for that area -- would you be specific? -- the areas marked 8 and 3 and 9 on the map, if there was a suggestion that those should be left in Stony Plain there would be no objection?

A No objection.

Q From Jasper Place?

A No.

MR. MOFFAT: It might be advisable, Mr. Chairman, to file here the exhibits which give the population and number of school children in those particular areas, if you wish. That again is among the material that was filed the other day.

MR. BLACKSTOCK: How far down in the file.

MR. MOFFAT: Well, it is a little difficult now because it has been moved so many times they are hard to find, but each one is marked at the top with the area number: area eight, area three and area nine.

MR. ROBISON: If you said something was hard to find, Mr. Moffat, I would say that is an understatement.

MR. DAVIES: Mr. Moffat, if you're going to put in sections dealing with the areas, would you consider the advivability of putting the whole works with respect to areas in at one time, rather than just those areas? What would you think of that?

MR. MOFFAT: You could put the whole thing in now if you wish, yes.

MR. DAVIES: I would think it would be better because it is all area memoranda.

MR. MOFFAT: Well, we could do that, put the whole thing in at this time -- it would be quite satisfactory.

THE CHAIRMAN: Unhappily, the Commission, not knowing that this was to be the procedure this afternoon, didn't bring its material in. Would you do it after the recess?

MR. MOFFAT: We could do that; or if you prefer to leave it till later it would be quite satisfactory to me.

MR. BLACKSTOCK: I haven't even got mine here, because I see no value in packing a pile of papers that I didn't expect to need until next week.

MR. MOFFAT: Well, it's quite immaterial as far as I am concerned; the suggestion the other day was that the material might go in at the time when we were discussing that particular area. Either way it is quite satisfactory to me.

THE CHAIRMAN: We'll say tomorrow morning at 9:45, then, so we will all have out material before us. It's bad enough when you have got it; it's worse if you have to depend on somebody else's copy. All right, Mr.Moffat.

Q MR. MOFFAT: Mr. Broadstock, in connection with water and sewer facilities, you mention the advantages of tying the two systems together?

A Yes.

Q Your area and the city; it there anything particularly important there in respect of the storm sewer situation, that you know of? What I have in mind is the facilities available down one or two of the drainage ravines that are serving the area.

A Well, even our storm sewer system would have to be integrated with the City of Edmonton, when put in; the only outlets are through the city.

Q And is it not true that if the city puts an installation in there it has to know whether to make its facilities large enough to handle yours?

A Quite so, sir.

Q Fairly early because the time for putting those installations in is approaching now?

A I would say that if the amalgamation does not go through, the town and city should get together immediately.

Q MR. DAVIES: Just while you are on the subject of sewerage, Mr. Broadstock, is there pumping involved in handling Jasper Place sewage? Is pumping involved or is it all gravity?

A Not at the present time; it is gravity -- but the extensions will bring in a pumping system.

MR. ROBISON: I am struck by the fact, Mr. Broadstock, that this whole metropolitan area is one on the matter of sewerage.

MR. BROADSTOCK: Pardon?

MR. ROBISON: I am struck by the fact that this metropolitan area, so called, is one on the matter of sewerage -- or sewage.

MR.BROADSTOCK: I didn't quite get that, sir; my hearing isn't any too good.

MR. ROBISON: Well, it's all right; let it go.

MR. DAVIES: What Mr. Robison has in mind, apparently, is that it appears quite obvious that at least sewerage binds this metropolitan area together if nothing else, Mr. Broadstock.

MR. BROADSTOCK: That's quite true, sir.

(Laughter.)

MR. DAVIES: That seems quite obvious, anyway.

MR. ROBISON: Being from Calgary, of course, I wouldn't know.

MR. DAVIES: It is a common basis to start from, sir.

THE CHAIRMAN: It is a fundamental basis, and very satisfactory, too.

MR. ROBISON: Mr. Broadstock, there are one or two questions I would like to ask you; on the top of page three -- I don't suppose you can answer the question but maybe Mr. Moffat would have some information on these tax levies, on land and buildings; my note is: what would Edmonton assessment practices show here, broadly?

MR. MOFFAT: Broadly, sir, if I may answer that one, the exhibit which was filed on a sample basis --.

MR. DAVIES: Will it do it?

MR. MOFFAT: -- gives the story for the residential part.

MR. DAVIES: But not the commercial?

MR. MOFFAT: The commercial, I think, there were only two buildings in that exhibit which is hardly enough to give a fair sample, but the residential is fairly well covered. Exhibit 38E.

MR. ROBISON: 38E; that's fine.

MR. MOFFAT: And it shows the level on the Edmonton basis as being approximately 66 percent of the present figure.

MR. ROBISON: Approximately 66 percent, eh?

MR. MOFFAT: I should emphasize again that is residential only.

MR. ROBISON: Now, Mr. Broadstock, on the bottom of page three I was struck by the item "protection persons and property" an increase from seventy-six hundred odd to fifty thousand from '50 to 1954. Now, your increase in population during the same period is roughly as two to one -- seventy-one hundred to thirteen thousand -- and I realize that fire protection is included there, but has there been an undue amount of law breaking out in that area, or what is the cause of that?

MR. BROADSTOCK: The chief reason, sir, was an increase in the number of policemen employed from five to eight, and a great increase in streetlighting -- from some

MR. BROADSTOCK: (Cont.) fifty lights to two hundred and twenty lights.

MR. ROBISON: That's good. Now, again, on the top of page four, under "Education" I am wondering if the increase from fifty to fifty four, from sixty-four thousand to two hundred and fifty-nine thousand is comprehended in the allegation that a lot of workers related to the oil industry have moved into the area with young families. Is there anything to that, Mr. Broadstock?

MR. BROADSTOCK: I don't think it was purely the oil workers; I think it is general expansion that has been caused by construction and other things. You see, the last year our school population jumped about three hundred and fifty -- which is a twelve roomed school -- and it looks as if it is going to jump just as much again this year.

MR. ROBISON: Then, on the bottom of page eight under number seven you go on to say :

"And the voluntary fire department absorbed into the Edmonton Fire Department."

Now, I assume from that that all the personnel are voluntary?

MR. BROADSTOCK: All the personnel are voluntary, yes, sir.

MR. ROBISON: And what would be taken into the Edmonton Fire Department simply would be the equipment?

MR. BROADSTOCK: No, I think the intention is that any member of the Voluntary Fire Department that wished to enter the service of the city would be given the opportunity.

MR. ROBISON: Then it includes personnel as well as equipment and property?

MR. BROADSTOCK: Yes.

MR. ROBISON: How many individuals are in the Fire Department?

MR. BROADSTOCK: Fifteen, sir.

MR. ROBISON: Under a Captain?

MR. BROADSTOCK: Yes.

MR. ROBISON: Thank you, Mr. Broadstock.

MR. DAVIES QUESTIONS THE WITNESS:

Q Do they carry on their ordinary avocations in some other business, these firemen, or are they just firemen?

A No, they carry on their ordinary avocations.

Q Well, I would like to suggest to you, Mr. Broadstock, that possibly we should have a supplementary statement filed dealing with the whole question of employees of the town. I think it would be relevant to know, for example, the age groups. Now, I could quite understand, for example, that the City Fire Department have certain rules and regulations, that they won't take a man in, for example, (a) unless he can pass a medical examination -- that would be a pre-requisite, I would think, without going any further -- and to be in a certain age group -- he has to be of an age where he is capable of a certain degree of activity, even if it is only going up and down a ladder. I think we should have a statement of some kind giving some indication as to the age groups of these employees, the ones that are permanent. For myself I would be interested in knowing what their

Q (Cont.) salaries are and things like that -- I think that would be useful information that we could have, and you could no doubt arrange to file that.

A I could do that, sir.

Q Is there one man at all in the entire town in the fire department who is there all the time?

A No, sir.

Q Is that fire department, is that right next to the office where you are?

A Yes.

Q Have you got an arrangement with the city, or any understanding, that if a bad fire broke out there the city would come out now?

A Yes, sir; we have an arrangement with the City of Edmonton that they will come out on call. I might say our department has been very successful in the fire fighting, and we are extremely fortunate that three or four of the volunteer firemen live right close to the fire hall, and can get there very quickly.

MR. ROBISON: I am just wondering, Mr. Broadstock, on that point -- that's why I asked you the question -- about the equities involved; claiming the right to unite volunteer fire personnel with the salaried personnel of the City of Edmonton.

A Well, I think the reason this was put into the brief, Mr. Robison -- Mr. Bryan could correct me if I am wrong -- that a certain number of the fire brigade expressed the wish that they be placed in a position where they could join the Edmonton fire brigade.

MR. BRYAN: If I may say so, sir, that was put in by reason of that, sir; they have a voluntary brigade and they have been very well trained and they have put a lot of time on it, and they have won two or three merit awards for that, and they felt if this thing was going to be done, that they be entitled to apply. Now, I gather that there are only two or three of them that have any desire to go into it, but we felt that in view of all the work they have done, that if they could meet the standards of Edmonton, they should be given the opportunity to be taken in in preference to somebody else.

MR. ROBISON: Well, there is no qualification in number 7.

MR. BRYAN: I agree with you, sir.

Q MR. DAVIES: How many employees, other than police and firemen, would the town have, Mr. Bryan.

MR. BRYAN: Mr. Broadstock could answer that.

A Approximately, at the present moment, including the police, we have 26.

Q MR. DAVIES: Are they largely administrative employees right in the town office?

A No; there are five in the town office, administrative; there is a building inspector and a plumbing inspector a welfare officer, and the balance would be on publid works and garbage collection. There are about eight, you would say, in an administrative capacity, and the balance are public works.

MR. BLACKSTOCK: Mr. Broadstock, am I right in believing that your telephone system is afforded through the Alberta Government Telephone System?

A Yes, sir.

MR. BLACKSTOCK: And we know that you get your power through Calgary Power?

A Yes.

MR. BLACKSTOCK: Have you natural gas there?

A From Northwestern Utilities.

MR. BLACKSTOCK: Is there a franchise?

A Yes, we have a franchise with the Northwestern Utilities.

MR. BLACKSTOCK: Are you on the same rates as Edmonton?

A I believe we are, sir.

MR. BRYAN: Mr. Blackstock, I could file a copy of that as well.

MR. BLACKSTOCK: I don't think that you need to, Mr. Bryan, as long as we have those facts.

MR. BRYAN: If you wish it we can furnish it.

MR. BLACKSTOCK: I could almost read one out of my head, you know, and I don't want to file that.

(Laughter.)

MR. ROBISON: We want his head until the conclusion of these hearings in any case.

MR. DAVIES: If it hasn't got taken off in the meantime.

THE CHAIRMAN: All right, Mr. Brownlee; I'm afraid you have been kept waiting for some time.

MR. BROWNLEE QUESTIONS THE WITNESS:

Q Mr. Broadstock, I believe that prior to your appointment as secretary-treasurer of the Town of Jasper Place you were an assessor, were you?

A I have been almost everything in municipal government.

(Laughter.)

Q Specifically I was thinking, I was recalling that you were an assessor with the Municipal District of Stony Plain.

A I had some of that, yes.

Q Now, I would like to try and confirm my understanding as to the probable number of residents of your town that are employed with the industrial concerns in the Municipal District of Strathcona; and I wonder if you would tell me if it would be less than forty three residents; my figure is based on information which has been supplied to me by the municipality.

A I would say less, sir; at the time of construction we had a large number, and I don't think we have a very great number now.

Q You have no specific information?

A I have no specific information on that, no.

Q And I suppose it would follow that you have no specific information as to the number of those persons who were resident in Jasper Place before they obtained their employment with industry, with that industry; you have nothing on that?

A No.

Q Do you have any information of your own as to the total number of persons employed by industry in the heavy industrial area, or would you be inclined to accept a figure of approximately seventeen hundred?

A Sir, I have no knowledge; I would accept that figure.

Q And the position of Jasper Place, I take it, is that to the extent that these persons, less than forty three in number, are resident in your town but employed in Strathcona, that you are a dormitory town?

A Yes.

Q And I take it that you feel that something should be coming to your area in the way of financial assistance for educational purposes?

A Yes, that is the council's feeling --.

Q And I presume you are voicing the council's opinion as an officer, now, sir. Are you in a position to tell me, sir, whether outside of the questions put to this Commission there has been any discussion or any negotiations with respect to the possibility of the amalgamation of the Town of Jasper Place and the City of Edmonton?

A Do you mean previously to the --?

Q Yes, previously to the setting up of this Commission.

A Not that I am aware of.

Q Now, in your brief I think you said in effect that your problems are based upon the fact that there is not sufficient commercial and industrial development in Jasper Place upon which assessment can be based; is that correct?

A Quite correct.

Q And you also state on pages eight and nine of your brief -- if I may just read you a portion commencing at the bottom of page eight -- you say:

> "as pointed out previously 13.03 percent of the assessment of Jasper Place covers commercial property. It is felt, however, that the present plans for the development of the industrial area in north Jasper Place, including the construction of spur tracks throughout the area, together

Q (Cont.)

" with the building of warehouses for two construction companies and a major oil company will, within a few years, bring the ratio of residential and commercial assessment close to the ratio of the City of Edmonton."

Now, have you any estimation at all that you can give the Commission as to the number of years that it might take? Have you any estimation of what it might take to bring that ratio in line with the ratio of commercial, industrial and residential assessment in Edmonton?

A I think, sir, it depends upon the speed of development; I think development continues, if it continues in the next five years the same as in this area in the last five years I think we can wellbelieve that the condition would arise at the end of five years.

Q And if development took place more rapidly it is conceivable that the result might be achieved sooner?

A That's right.

Q And is it reasonable to assume that as development took place beyond the five year period the ratio of industrial assessment might be even higher and more favorable in Jasper Place than it is in Edmonton?

A I don't think so.

Q You don't think so.

A No; the bulk increase would also increase the residential to some extent.

Q Now, if you're able to bring the ratio of industrial and residential assessment into the proper proportions within a period of, say, five years, at that time, presumably, you would be in as good a condition, tax-wise, as most of the communities in and about Edmonton; would that not be the case?

A I think so, yes.

Q Then, at that time would it follow that the things which you now consider to exist, the needs which you now consider to exist for amalgamation -- presuming amalgamation had not taken place -- in five years time you might not feel about it the way you feel now? Now, if my assumptions are incorrect please tell me.

A I can't go any farther than the brief, Mr. Brownlee; I have my own personal opinions, of course.

Q Well, are you prepared to express an opinion?

A If I may, sir, I personally believe that the re-arrangement of boundaries and amalgamation should be done on a basis of the greatest good for the greatest number in supplying services and so forth and so on, and that it should not be attacked from the basis of taxation; because almost invariably when we take something away from someone and give it to somebody else you have caused an imbalance somewhere else. I have been of the opinion, Mr. Chairman, for many years that we are not attacking the root of the difficulty. Since the days of the Baker Bill I have believed and have been strongly of the opinion that education is a matter for all of the people of the province; I have been strongly of the opinion since the "hungry thirties",

A (Cont.) that health, and social welfare, is a matter for all the people, not for the individual municipality.

If we accept that -- and I think we can -- the province (now it makes grants for these things) -- then, every taxpayer should pay the same according to his ability to pay, which is set by the assessed value of his property; in other words, I have felt for years that the province and the municipalities should get together and decide in agreement what portion of the burden of education, of social welfare and health and so forth should be carried by the provinces and by the municipalities, and then set a municipal provincial mill rate, according to the assessed value, that would cover the municipality's share, and that's what they should pay. That's my personal opinion, not the council's.

MR. HAYES: Now we're getting somewhere.

Q MR. BROWNLEE: In other words, you put it on a broader basis than a matter between Edmonton, Jasper Place, Beverly and Strathcona?

A Yes, sir.

Q Can you tell me, sir: are the school facilities in Jasper Place and Beverly pretty much on the same standard?

A You're just including the two towns?

Q Yes, just for the moment Jasper Place and Beverly?

A Actually I have no personal knowledge of Beverly schools at all.

Q And in your brief I believe you require that the educational standards and facilities must be equalized throughout the area within a definite period; and you would make that a condition of amalgamation. Now, have you any period in mind at all for the equalization of these facilities?

A No, sir.

Q When you say within a definite period you are leaving that up to other persons to decide?

A Yes.

Q But you did put a limitation of five years in your brief as the period within which you feel that the municipal utilities should be brought up to the standards of the City of Edmonton?

A Yes, sir.

Q Your interest in amalgamation is primarily based on your financial difficulties?

A Well, I don't think the council, Mr. Chairman, would concede that altogether; that is one factor, one of the factors, but judging from the discussion that the councilors had there is also the factor of better administration, increased services; in other words, they believe that our people could get them quicker, and that they could be integrated with the City of Edmonton. Taxation, of course, is one of the big factors, but I don't think it can be truly said that it is a chief factor.

Q But in your brief, page six, you state in the third paragraph -- I should probably read the whole paragraph--

"The council realizes that the City of Edmonton

Q (Cont.)" faces a somewhat similar situation insofar as the industrial area to the east of the city is concerned and therefore firmly believes that any amalgamation should include the said industrial area in order to create a properly balanced tax base. It is the opinion of the council that unless the industrial area is included in any amalgamation, such amalgamation would do little to solve the present financial problem" --.

Now, in that statement you are saying that you would have to have Strathcona included in order to solve your financial problems. I wonder, sir, if your attention has been drawn to statements which I, in turn, have received second hand, to the effect that there is a likelihood of a three mill increase in the City of Edmonton for sewage disposal purposes, sewage disposal plants --.

MR. ROBISON: Back on sewage again.

MR. BROWNLEE: And also I believe Mr. Turner mentioned that there is also a probability of a three mill increase for city school program before 1956. Now, that brings us up, we will say, to a 59 mill rate; and a rough calculation would seem to indicate that that would add in the neighborhood of one million three hundred and fifty thousand dollars to the necessary expenditures. I wonder whether you would consider that that can be handled by the city and Jasper Place and Beverly relying on the additional revenue from industry in Strathcona?

A I'm not in a position to answer that question, Mr. Brownlee; I think I would be going out on a limb if I gave any opinion there.

MR. DAVIES: Mr, Brownlee, may I interrupt a minute? The three mills that you are referring to in connection with the sewage disposal plant, I don't think that's something that happened in this room since this Commission has been sitting. I think you are referring to the statement that was in the Edmonton Journal, I believe by Commissioner Menzies -- is that the one where he was flying a kite in respect to further financial assistance or the possibility of a ten percent tax on utilities?

MR. BROWNLEE: That is the statement, sir, and that is why I qualified it by saying I had it second hand; I didn't actually encounter the statement myself.

MR. DAVIES: Then, in respect of that second statement that was given here yesterday by Mr. Turner, Commissioner Blackstock pointed out that when the calculation was made on three mills extra in carrying charges for school debentures, that that didn't take into consideration what reductions there might be as a result of debentures being retired; is that right, Mr. Blackstock?

MR. BLACKSTOCK: That's right.

MR. BROWNLEE: Well, in that event, sir, possibly I better withdraw my question until I have had a chance to discuss it further, to consider it further. I wonder, sir, if you can tell me what the cost would be of bringing the services and utilities in Jasper Place up to the level of the City of Edmonton; do you have the figures for that?

A I haven't got them here.

MR. MOFFAT: The estimate that was prepared by the city engineers was filed as an exhibit. I am just looking to see if I can get the number for you here -- 29E.

THE CHAIRMAN: Mr. Brownlee, will you look at the clock and tell me how much more time you want?

MR. BROWNLEE: If we adjourn for the usual recess, sir, that would give me a good chance to examine Exhibit 29E.

THE CHAIRMAN: You are quite content to recess for the moment?

MR. BROWNLEE: Yes, sir.

THE CHAIRMAN: Mr. Bryan, I would like you to visit that map with me for a minute.

(At 3:00 p.m. the Commission stood adjourned until 3:15 p.m. this same date and reconvened.)

THE CHAIRMAN: Will you identify yourself now, please?

MR. CLARK: Mr. Clark the secretary from Fort Saskatchewan.

THE CHAIRMAN: What are your initials?

MR. CLARK: J.Clark is the name.

THE CHAIRMAN: J. Clark?

MR. CLARK: They were asked to submit a brief and council asks that it be given more time for the preparation of their brief, to get the necessary information for their brief, and I was requested to bring that request to the Board this afternoon.

THE CHAIRMAN: Mr. Clark, is your request that the preliminary statement that you put in be not

THE CHAIRMAN: (Cont.) considered now?

MR. CLARK: That's right, sir.

THE CHAIRMAN: And that you be given permission to present a more complete statement?

MR. CLARK: Yes.

THE CHAIRMAN: When?

MR. CLARK: They would like -- if the hearing is held over to January, they would like that extended time to prepare it.

THE CHAIRMAN: Well, we have certainly granted leaves of that sort to other people and I don't see why Fort Saskatchewan should not have it, too; except that I hope we won't have enough lined up for January to keep us to another adjournment in March or some other time.

MR. CLARK: No, sir; I am quite sure that we won't have that much.

THE CHAIRMAN: No; well, I think all and sundry should take notice of this fact: that at the hearing opening on the 5th of January we expect to complete the hearing of the submissions in this city. Now, I'm not saying that we won't hear anything after that, but it will only be if very exceptionally good reasons are produced why anybody should ask for and secure a further postponement. Now, I'm not beating you over the head with that; I am merely making that statement using you as an opportunity, to make that for everybody.

(Laughter.)

So, Mr. Clark, you may report to your council at Fort Saskatchewan that we will expect you to have your brief by the first of the year, ten copies, and then when the calendar is made up you will know the time at which you are likely to appear.

THE CHAIRMAN: (Cont.)

Now, Mr. Brownlee, are you ready to go on?

MR. BROWNLEE: Yes, Mr. Chairman.

W.F.BROADSTOCK, having been recalled to the stand, on his former oath, examined by Mr. Brownlee, testified as follows:

Q I think probably I may not get an answer to this question directly from Mr. Broadstock: I presume that insofar as these capital cost figures which were given to the city engineering department by your engineering department are concerned, you yourself wouldn't be in a position to say whether they are correct or incorrect, and probably your engineers would have to --.

A They would have to answer that question.

Q -- have to answer that question for me , so I will leave that question. What I started to ask you previously, Mr. Broadstock, was: based on my interest in knowing whether or not you feel that there may be enough of a surplus from industry in Strathcona to take care of the cost of bringing your services up to those of Edmonton, and to the extent that there may not be enough money coming from industry in Strathcona, do you still feel that your town wants amalgamation, that is, if you're not going to get enough money flowing from industry in Strathcona to take care of the costs of bringing your levels up to those of the city, do you still want to go forward with this plan?

A The council haven't gone into that matter, Mr. Brownlee. They have stated in the brief that if the industrial

A (Cont.) area doesn't come into this amalgamation it wishes to study the matter further before committing themselves; but I might say this, that in the brief it is also suggested that there is a chance in a period of five years, that industrial development in the Town of Jasper Place will level up things considerably.

Q Quite; now, I don't know whether I can take that as a direct answer to the question I am getting at --.

A Well, that's all I can give, Mr. Brownlee.

Q Now, have you any concern in the event of amalgamation over accomplishing the improvement of your conditions within the time you consider it necessary; for example, your services, have you any fear of having those brought up to city standard in five years?

A In answer to your last question, all I can say, sir, is that we have a five year plan in operation now that will bring a considerable amount of our utilities up to Edmonton standards, providing we can borrow the money.

Q Now, supposing there is a new government, not your own; let us suppose that amalgamation has taken place -- do you expect the government of the new city, the enlarged city, to take over your plan as you have now laid it down and carry it out?

A Yes, sir.

Q And what assurance do you expect to have that they will comply with that requirement?

A I can't go any farther than the brief, Mr.Brownlee, which states that as one of the conditions.

Q Well, I think you can, sir, I think you can go beyond your brief -- what I want to know is how are you going to impose that condition?

A I would presume, Mr. Brownlee, that the new government would have to deal with utilities the same as the present local governments do under petition.

Q Yes, I understand that, but I don't know whether you understand my question. You are in effect saying, "We will go along with this plan for amalgamation on the following conditions." -- therefore you are saying -- at least in my interpretation -- that if these conditions cannot be met we are not prepared to go into an amalgamation.

A I think you can assume that, Mr. Brownlee.

Q What I want to know is: have you any thought in mind as to the assurance you wish to receive that those conditions will in fact be met.

A I think that is also covered in the brief.

Q Well, point it out to me if it is, because I just want to clear the question up in my mind, I don't want to delay you at all.

MR. DAVIES: Is that answer, Mr. Brownlee, at the bottom of page twenty and the top of page twenty-one where they say that if the industrial area is not included then they wish to re-examine the entire matter.

MR. BROWNLEE: What page is that?

MR. DAVIES: Oh, I am sorry -- it's right at the very last, it is the second last paragraph of the entire brief -- in fact, it's the second last sentence.

MR. BROWNLEE: Well, I can see your point, sir, but I don't know whether that covers the question as to the assurance that the condition will be met with respect to bringing services up to the city standards.

MR. BLACKSTOCK: Mr. Brownlee, I have my own ideas about what may happen; all that this Commission can do is make a report to the government and make recommendations; but most certainly there can be no amalgamation without legislative action. Now, what the legislature may do is entirely another story. They may say, well, that's a very nice desire on the part of Jasper Place, but so far as we are concerned it is no more than a pious hope; and I think we will agree right now that this Commission certainly cannot give any of these communities any assurance whatever as to what will be done should there be an amalgamation. That is my conception of it.

MR. ROBISON: That is a matter for the legislature.

MR. BROWNLEE: I quite agree with you, sir; I think possibly you would appreciate what I was trying to find out, and that was what their attitude would be if in fact the satisfaction of these conditions was something more than a pious hope.

MR. BLACKSTOCK: I think it will be a case of either you are amalgamated or you are not.

MR. BROWNLEE: Quite so.

MR. BLACKSTOCK: And the legislature will impose the conditions.

MR. BROWNLEE: In other words, they have to take their

MR. BROWNLEE: (Cont.) chances that those wishes will be fulfilled.

MR. BLACKSTOCK: Exactly.

MR. BROWNLEE: That's exactly the point I wanted to know, whether they understood and whether they were satisfied. Thank you, Mr. Broadstock.

MR. ROBISON QUESTIONS THE WITNESS:

Q Mr. Broadstock, this carries along somewhat the same line of questioning. I want to refer to Exhibit 76E which is headed Economic Problems and Policies in the greater Edmonton area, a study prepared for the Municipal District of Strathcona No. 83 by Hu Harries and Associates. Now, on page 24 of that document the heading is "An Alternate Proposal". Now, you haven't read this, of course, I would think --. Mr. Chairman, I think I would like to read this alternate proposal into the record; it is a page and a half; and then ask the witness what he thinks of it -- because it just brings the whole matter into focus .

MR. DAVIES: I am just wondering, sir: didn't we give an undertaking to the M.D. of Strathcona that this would only be marked and would not be used for any purposes? I sort of implied that it wouldn't be. I don't want to cut off Commissioner Robison from what he has in mind, but this is the document that the solicitor for the Municipality couldn't give us any assurance whether or not those proposals were going to be acceptable to the council of the M.D. of Strathcona or not, and I wonder if we put ourselves in a position of commiting a breech of faith if we start

MR. DAVIES: (Cont.) reading portions of it now into the record.

MR. ROBISON: Well, I take the view that it has been marked as an Exhibit -- and I could present it as a hypothetical case, as far as that is concerned.

THE CHAIRMAN: Mr. Brownlee, what is your attitude?

MR. BROWNLEE: Well, sir, it's a little difficult for me to say anything more than this: Mr. Harries' presentation of that brief and the reading of that section would be subject to explanation and his verbal interpretation of what he has put in writing, his explanation of his particular word selection, may leave all of us with quite a different impression than we might have if it is read now; and with all due respect to Mr. Robison's wishes I naturally would have preferred if it were treated as something which has been filed but has not become part of the record.

THE CHAIRMAN: Mr. Robison, I fear that we shall have to accept that.

MR. ROBISON: Well, I am going to go ahead just the same and put a hypothetical question to the witness, because I would like an answer to it. Now, disregard entirely, Mr. Broadstock, what has been said altogether; and I want to ask you this question: suppose that a municipality in a so-called metropolitan area, in answer to the problems raised by the metropolitan area, suggested that they might by way of transfer of income from a well-to-do municipality to another that is not so well-to-do --

MR. ROBISON: (Cont.) that they thought it would be advisable to transfer income from the rich brother to the poorer brother in answer to some of his problems in education and social services and matters of that kind, and they were going to bonus the poorer brother, what would you think of that sort of hypothetical question? Now, I haven't named any brother.

(Laughter.)

You see what I am driving at?

A Yes -- I'd rather like to know which brother you mean, sir.

MR. ROBISON: Well, you can put yourself in the position of either brother, I don't care; I just want to know what you think of the proposition.

THE CHAIRMAN: The brother might be the provincial government.

MR. ROBISON: No, I specifically said municipalities.

THE CHAIRMAN: Yes, I heard you.

MR. ROBISON: Too much heckling on the bench here.

(Laughter.)

A I am a great believer in brotherhood.

(Laughter.)

MR. ROBISON: I beg your pardon?

A I am a great believer in brotherhood and the sharing of burdens. I think that's what my answer will be, sir.

MR. ROBISON: On a municipal level?

A That's right.

MR. ROBISON: You think that is a good way of solving the problems of imbalance in adjacent metropolitan municipalities?

A I don't think the problem should be shelved, but it is a good way of balancing things out for the time being until a proper solution is found.

MR. ROBISON: You don't think it is the proper solution?

A No, sir.

MR. ROBISON: Why not?

A Because I sincerely believe that all the wealth of the Strathcona Industrial area belongs not to Strathcona alone but to all the people of the Province of Alberta.

MR. HAYES: Not Edmonton, eh?

A No, sir.

MR. BLACKSTOCK: Mr. Broadstock, you spoke of an application that had been made to the Regional Planning Commission. What application was that?

MR. BRYAN: I think I mentioned that, Mr. Blackstock; that was the application for the approval of certain plans in the industrial area in the north part of Jasper Place, and a copy of the plan I filed.

MR. BLACKSTOCK: What is the scheme, Mr. Bryan?

MR. BRYAN: It is largely for the development of a warehousing area there, and not the industrial type of development you have east of the city, but largely a warehousing; the plans are there and the negotiations have been made with the railway for the extension of trackage and things like that, and the plans show clearly what it would be; but it would be largely

MR. BRYAN: (Cont.) warehousing and that type of thing -- probably light industry.

MR. BLACKSTOCK: What is the status of that application at the present time?

MR. BRYAN: I am not exactly sure; the city, I think, have dealt with it, but they have not approved it, so then it goes on to the next step.

MAYOR J.M. STONE: Mr. Chairman, the position at the present time as it rests, the Town of Jasper Place has applied to the Edmonton District Planning Commission for approval of a subdivision in that area. Under the Act it is mandatory that the Edmonton District Planning Commission refer it to the municipality -- in this case, the City of Edmonton-- which is closest to that municipality that this application was made for. At the present time it is my understanding that the City of Edmonton is desirous of holding this application up until such time as the result of your Commission, gentlemen, has been presented to the government. Now, that is the situation as it stands now; therefore, we are in a position where we don't know whether or not we can appeal that decision or not; and we are very desirous of having that situation come about.

MR. BLACKSTOCK: We had a similar case in Calgary, Mr. Bryan. We, of course, as you know, have no jurisdiction; but on the other hand we said in Calgary and we repeat here that time should not stand still merely because a Royal Commission is sitting on metropolitan boundaries, and

MR. BLACKSTOCK: (Cont.) I would like both the City of Edmonton and the Regional Planning Board to know that their action in dealing with an application will not embarrass this Commission in the slightest degree.

MR. BRYAN: In fairness to the city I may say I spoke to Mayor Hawrelak just before he went away. They did not approve of the exact plan, but they had a rider on there that it be held in abeyance until this Commission had reported, and he advised me -- and that I could quote him -- that the city did not wish to hold up any appeal that Jasper Place might make in order to proceed with it through the normal channels.

MR. BLACKSTOCK: Until they deal with it, they can't appeal.

MR. BRYAN: Well, that's quite right, but he is quite prepared to have them deal with it despite that rider that was on there -- in other words, virtually dropping the rider.

MR. BLACKSTOCK: The first thing you know you will be losing another municipality on your planning commission.

MR. DAVIES: Mr. Broadstock, if this Commission makes any recommendation in respect to the amalgamation and unification of Jasper Place and Beverly -- Jasper Place and/or Beverly with the City of Edmonton and/or any other areas, one matter which we have to deal with is the form of government.

A Yes, sir.

MR. DAVIES: And there is some information in your brief, and it is upon that subject that I would like to ask the questions -- although you may sit down.

MR. DAVIES: (Cont.) Now, reference is made here to the Strathcona Amalgamation Agreement, and the suggestion or proposal of the Town of Jasper Place is that -- and I quote --

"All members of the council should be elected at large, but it is felt that during a transition period of say five years, a system similar to that set up in the Strathcona agreement should be used whereby two councilors must be resident in each of the new areas and at the end of that time all councilors including those provided for under the Strathcona Agreement may be resident in any district of the city. This arrangement would, during the transition period, insure the placing of the problems of the new areas before the new council, and the new council would in turn have members from the new areas who could act as liaison officers between the council and the individuals and firms in the newly incorporated areas."

Now, do I understand that what your council has in mind is that there should be two members of council from the present area known as Jasper Place, and two from the Beverly area, or is it one from each area making a total of two?

MR. BRYAN: Two from each area, sir -- if I might answer that -- was the recommendation of council. That matter was put to a vote, and it was felt necessary or that it should be because of the many problems that may arise.

MR. DAVIES: Then, following that out, might I take a moment -- because this is a matter which causes me some concern -- and indicate what the situation was in 1911 at the time of the Strathcona amalgamation agreement.

In the first place, the Edmonton-Strathcona marriage wasn't one that was being forced by the circumstances of the case.

MR. ROBISON: They weren't two brothers, then?

(Laughter.)

MR. DAVIES: No, I put this on a marriage basis.

The City of Strathcona was a complete, separate entity, in good financial position, and it was separated by the Saskatchewan river from what was then known as Edmonton. The only bridge at that time was the Low Level Bridge, and the Low Level Bridge was not anywhere near the business, built-up section of the City of Strathcona. The city had been incorporated in 1907 and its population was approximately six thousand, and the population on the north side of the river was a little over twenty four thousand. I leave it at that merely for the purpose of establishing that, roughly speaking, Strathcona had 25 percent of the population of the City of Edmonton, that the City of Edmonton itself had.

Now, if you examine the position of Strathcona

MR. DAVIES: (Cont.) at that time we find it owned and operated its own electric light plant and water system; there was a local telephone system there that was automatic, and that the chief industry was mining: there were 18 mines in the district in active operation, with an export output of fifty five thousand tons per month; two large sawmills with a yearly cut of twenty million feet, employing two hundred men; three packing plants; four brick yards; one iron foundry; one brewery; one oatmeal mill with a capacity of two hundred barrels a day; one flour mill with a one hundred and fifty barrel capacity; four grain elevators with a capacity of four hundred thousand bushels. The total assessment was a little over seven million; they had one mile of paved streets; three miles of cement sidewalk; 15.12 miles of water mains; 12.64 miles of sewer; twenty three miles of plank sidewalk; two sash and door factories; five hotels; three banks; five general stores; three drug stores; three hardware stores; one newspaper; four livery barns; ten miles of trackage in railway yards; two candy factories; one hosiery factory; one tent and mattress factory; seven churches; eight schools; Alberta College; the Provincial University; and it was a divisional point on the C.P.R.

Now, for these details I am largely indebted to Hendersons Twin City Directory, 1911.

So that when the question of amalgamation between Strathcona and Edmonton was being considered, that

MR. DAVIES: (Cont.) was a proposal -- two points which in point of fact were highly competing points . They were highly competitive commercially; they were very highly competitive sportwise; and still there were those on both sides of the river who thought they saw that a greater opportunity would come for this area if those two groups amalgamated. There were no compelling or necessitous circumstances, or financial or other conditions.

At that time the situation from the point of view of representation was that Strathcona had a council of eight aldermen, and they were elected on the ward system, two from each ward and there were four wards.

The situation on the north side of the river was that there had been on the Edmonton council from 1892 to 1905, there had been six aldermen; and from 1905 to 1911 it was eight aldermen; and then from the time the amalgamation agreement came into effect in 1912, the number of aldermen was raised to ten, and it has remained at ten ever since.

I am sorry I have felt it necessary to review these circumstances, but when we talk about the situation today and try to measure it in terms of what it was in 1911 it seems to me it is necessary we should know what the situation was in 1911.

Now, viewing the proposals of Jasper Place in connection with the question of form of government and representation, if we examine the population of the city at the present time it is 200,000 roughly;

MR. DAVIES: (Cont.) therefore, the unit for each alderman is twenty thousand population. Now, the present population as given to us in this brief of Jasper Place is thirteen thousand; so that if the present area known as Jasper Place were given two aldermen I would like to point out that that would make the unit of representation six and a half thousand for Jasper Place, six and a half thousand population for alderman, whereas the rest of the city would have twenty thousand per alderman; and so far as Beverly is concerned, which has a maximum -- I put it at the highest at five thousand and I believe that's too high -- if Beverly were given two aldermen that would make their unit of population twenty five hundred per alderman, and the rest of the city would be working on a twenty thousand population basis per alderman; and Jasper Place on an intermediate amount, but at least it would be at six and a half thousand population per alderman.

Now, to start with, it seems to me there is a considerable amount of disparity in the degree of representation as suggested by these proposals, if they are actually worked out; and I think some further consideration should be given by those concerned for that reason to what is suggested.

In respect to what Strathcona got in the way of representation, the amalgamation agreement of 1911 provided that the representation of the south side shall be in proportion to its population on the south side of the river to the total population

MR. DAVIES: (Cont.) on the north side of the river with a qualification that the number of aldermen from the south side of the river must never be less than two; but still there was a relationship from the start between the two aldermen that were allotted to the south side in proportion to a total of the council of ten, as their populations were related at that particular time; and I understand that one of the reasons that this guarantee was given was because there was on the south side of the river a body of opinion which held the view that once Strathcona got gobbled up by Edmonton, that Strathcona would deteriorate populationwise and otherwise, and that Edmonton stood to gain; therefore, Strathcona was guaranteed that they could never drop down to less than two aldermen.

Now, if one wanted to go into this in a large measure of detail and follow what happened populationwise, it would be seen that amalgamation, I think, had not been a poor thing for the south side of the river: it was a good thing for Strathcona and it was a good thing for Edmonton and it was a good thing for the total area, and I think now that populationwise there is quite a substantial part of the total population now on the south side of the river.

If you gentlemen who are particularly interested in the question of representation wish to have recourse to how this works out representationwise, I think you would find some very interesting figures would await you. I think you would find that almost

MR. DAVIES: (Cont.) from the start that there was sufficient vote always on the south side to elect two members, and it was very seldom if ever -- I couldn't find it going back for a great many years -- that recourse had to be had to the terms of the amalgamation agreement in order to elect two aldermen; and if one goes back and looks at the election of Mayor, I think that since 1931 the Mayor has lived on the south side for all but about five years.

Now, I merely mention this to indicate to you that when an area is united economically, socially and otherwise, that it doesn't appear that the populace looks to any particular area to see where this alderman is from or where the Mayor is going to be from; on the contrary, there is a strong tendency to elect whom they think is the best man for the job.

Now, following this all up, if the city council were increased from ten to twelve members in the event that amalgamation with Beverly and Jasper Place were carried out by legislation -- if I don't mention Strathcona it's not because I don't know they are here -- it's largely because I have population figures for those two other areas. If the city council were increased from ten to twelve members it would make the unit of representation on the council 18,700. So, let us suppose, then, that the recommendation were made and acted on that the city council be increased from ten to twelve, and then take the total unit of population at two hundred and twentyfive thousand, it still makes the unit of population 18,700

MR. DAVIES: (Cont.) per alderman, so that if something were done to try and tie one alderman into the Beverly area alone with its five thousand population, populationwise it certainly would be considerably over-represented; and looking at it from the point of view of Jasper Place, if they had one representative their figure as at present would be thirteen thousand population, and that wouldn't be so much out of line.

Now, I wonder if the Town of Jasper Place and those who represent it -- and I am only speaking for myself: I have had no discussion of this matter with any of my colleagues on the Commission -- I wonder if any of them wouldn't give some consideration to the possibility that instead of asking that some form of aldermanic representation such as this should be written into a charter, I am wondering if they would not consider the possibility or the feasibility of a new group of, say, a committee of three, for example, to be elected from that area, and a vote to be taken at the time that the civic election vote is taken -- I haven't in mind that those three would be aldermen, but they would merely be a local committee that would be elected locally by the people who are at present beyond the city boundaries, west of our present -- west of the city boundary, that would be a liaison committee for a period of five years or something like that, to keep in close touch with the affairs at the civic block and with their interests at the civic block; and then

MR. DAVIES: (Cont.) it wouldn't put this Commission in the position that it would have to impose a representation on a population basis tied down to certain areas which, populationwise, doesn't work out very good. Do you think, Mr. Bryan, that you might give consideration to some form of setup of that kind?

MR. BRYAN: Mr. Commissioner, at the time this brief was discussed as a matter of fact that very point came up. It wasn't the intention that the Town of Jasper Place or any other area would have certain power in the central council so they could force things one way or the other; the main idea was that there be somebody there to express the view points of the people of Jasper Place who have knowledge of the situation and could assist the central council. The question of having a committee such as you have suggested was actually discussed at the time, and for a while the idea was that if they only had one member, and then only for a transitional period, just for the first five years somebody would be from that area to do it, that would satisfactorily solve the problem; and in some way it got up to two -- exactly how -- perhaps in a little horse trading to get a unanimous report that "two" figure came in; but I am quite sure that Mr. Stone would be very glad to bring that up at the next meeting of the council and see if they would not be prepared to indicate their approval to some such method as you suggest.

MR. DAVIES: What I had in mind in making that suggestion now, Mr. Bryan, is that I am trying to think of something in terms of keeping down administration costs. The Toronto Metropolitan council has 25 members, and that population area has a million and a quarter. Now, I am prepared to grant you from the start that individual councils are still in existence, and that membership comes largely from individual councils; but I don't think it would be a matter of a great deal of expense on the city, for example, if there was provision for some sort of a liaison committee from any of the areas concerned, as long as their names could be put on a ballot at the same time as a civic election took place, and that would only apply in those areas.

THE CHAIRMAN: Now, Commissioner Davies, I have not interrupted you but as a matter of fact Mr. Broadstock is the witness; Mr. Bryan is not the witness and Mayor Stone is not the witness, and I don't want them over here because I don't want a situation to arise similar to the one that arose on Monday. I just don't know how to resolve this at the moment. I quite understand that a good deal of the information you want must be got from somebody other than the witness at the moment. Will you give me a little advice as to how I can get out of this situation?

MR. DAVIES: Well, the question of this brief is up and the question of representation, and I realize, sir, that Mr. Broadstock couldn't give that information.

THE CHAIRMAN: Yes, and you realize also that neither Mr.

THE CHAIRMAN: (Cont.) Bryan nor Mr. Stone has been sworn. Now --.

MR. DAVIES: I realize that it wouldn't make any difference if they were sworn.

THE CHAIRMAN: I know that, I know that.

MR. DAVIES: But I think it is information that should be considered.

THE CHAIRMAN: I want to carry on the business of the Commission, as I have stated from the beginning, with as much informality and goodwill as possible. I want to get all the information that is possible, but after all there are certain decencies which must be observed. Now, have you got all the information in an informal way from these men that you want?

MR. DAVIES: Well, I have the assurance that they will possibly get it.

THE CHAIRMAN: Yes, well, that's all, then, that you need, and if they have got themselves into the record irregularly, well, that's all right. Well, now, let's come back to Mr. Broadstock. Are there other questions to be asked him? Yes, Mr. Hayes.

MR. HAYES QUESTIONS THE WITNESS:

Q Mr. Broadstock, since the school problem is the big problem with you, if somebody should wave a magic wand and either from increased grants or from some other source your school costs were pretty well taken care of, then would you go through with your application for amalgamation?

A I don't think, Mr. Hayes, that this is an application for amalgamation. It is simply an attempt by my

A (Cont.) council to come to some conclusion that will assure that the burden will be shared. Now, whether my council would have a different view if the school burden was resolved or dissolved I cannot say, because it has never been discussed.

Q Well, let me put it this way, then: there have been many expressions and many requests for the government to share fifty percent of the cost of education. Truly I am one that never understood why it was just arrived at as fifty percent, but assuming that the government went one better -- and governments like to do that at times, you know -- but supposing they went one better and relieved you pretty well of the cost of education, then do you want to go ahead with your amalgamation with Edmonton?

A Well, Mr. Hayes, you are asking me to answer to a supposition upon something that the council has never discussed.

Q Well, now, you were very good to make a personal statement a little while ago --

A Well, if you wish me to make a personal statement --

Q Yes, do that.

A The real property can carry the burden of municipal taxation without a doubt; but under our circumstances real property cannot carry the burden of education, social services and whatnot, including municipal services. Is that your answer, sir?

Q Well, that's pretty well my answer, but it doesn't answer whether or not there's other features other than the cost that's bothering you.

A You are trying to put me on the spot, sir.

Q Of course, naturally.

A I think my personal observations have pretty well indicated where I stand, sir. I think anybody here will agree with me that real property can carry the municipal burden, but cannot carry the educational burden, the social services and health that's called upon, that is imposed upon it at the present time. The remedy lies there.

THE CHAIRMAN: Are there any other questions of Mr. Broadstock? Thank you, sir. You may add this to your long list of municipal experiences.

(The witness retires.)

THE CHAIRMAN: Mr. McGruther, Mr. Lewis made an informal request this morning, and he has just gone out the door -- I wonder if you will see him -- he wants to ask that his statement be deferred. It's too late tonight, I think, but would you ask Mr. Lewis --

MR. McGRUTHER: There is the Town of Beverly --.

THE CHAIRMAN: Yes, we will do something with them, but I want you to take up this other matter. Now, I am told that representations, or, at least, a representative of the Town of Beverly is here. I have the Town of Beverly slated for 9:45 tomorrow morning. Is there somebody here who will identify himself for the town?

MR. RICHARDSON: I will, sir.

THE CHAIRMAN: You are -- Will you give us your name, please?

MR. RICHARDSON: Wes Richardson of the Town of Beverly.

THE CHAIRMAN: And your position? Citizen?

MR. RICHARDSON: No, I am on the council.

THE CHAIRMAN: You are a councilor, Wesley Richardson?

MR. RICHARDSON: That's right.

THE CHAIRMAN: Will it be convenient for you, Mr. Richardson, at the hour I have stated tomorrow morning?

MR. RICHARDSON: Well, it won't be convenient for me at any hour but I guess I'll have to come.

(Polite laughter.)

THE CHAIRMAN: Well, how long have you been waiting this afternoon?

MR. RICHARDSON: All afternoon.

THE CHAIRMAN: All afternoon, well, I'm sorry; we had time this morning when we were all ready for you, but we didn't have any representative, so maybe we are on all fours after all. At any rate you or somebody will be here tomorrow morning?

MR. RICHARDSON: Yes, sir.

THE CHAIRMAN: Thank you.

MR. McGRUTHER: At 9:45.

THE CHAIRMAN: At 9:45, yes. On our calendar there is a statement -- at least an entry -- that we are to hear a submission from ratepayers from Division one and two of the Municipal District of Stony Plain. Mr. Lewis is the representative of those ratepayers and he said to me at noon that he would come in later today to make an application that he be permitted to

THE CHAIRMAN: (Cont.) make a statement in January rather than at this hearing. Now, I don't suppose that I am empowered to make an application for him; at the same time, unless he returns and makes the application himself I think he is for it tomorrow.

Is there anything else which ought to come before adjournment?

MR. GERTLER: Is there any possibility that the District Planning Commission will be called tomorrow?

THE CHAIRMAN: There is a very grave possibility.

MR. GERTLER: "Grave" did you say, sir?

THE CHAIRMAN: Yes, sir.

MR. GERTLER: Thank you, sir.

THE CHAIRMAN: Will that be satisfactory to you? Yes, well, -- excuse me a minute, Mr. Gertler, and I will revert to this again in a minute. Mr. Lewis, I was just explaining to the members of the Commission that in private conversation with me you said that you would probably appear this afternoon to make an application that the presentation to be made on behalf of the ratepayers of division one and two of the Municipal District of Stony Plain might be deferred until January. Do you wish to make that application?

MR. LEWIS: Yes, sir, I do.

THE CHAIRMAN: And you are making it now?

MR. LEWIS: Yes, sir.

THE CHAIRMAN: Well, since we have granted it in so many other cases I can't see how we can deny you; so there will be no doubt about your being ready and about

THE CHAIRMAN: (Cont.) your having certain copies filed before hand and being ready by the 5th of January?

MR. LEWIS: Would it be possible to submit a further brief with a few more details in it than we have at the present time?

THE CHAIRMAN: Yes, that's what somebody else asked for this afternoon; as a matter of fact, the brief that has been filed may be withdrawn, if you wish to, and it may be elaborated -- or you may simply put in a supplementary brief -- whichever suits you better.

MR. LEWIS: Thank you very much, sir.

THE CHAIRMAN: Which?

MR. LEWIS: Well, I will leave that one there until the other one is drawn up, anyway; would that be all right?

THE CHAIRMAN: Yes, until you have consulted the other ratepayers?

MR. LEWIS: Yes.

THE CHAIRMAN: Very well, but I would be glad if you would let us know before the end of this hearing, before the end of this sitting, I should say, what you are going to do. If you want to withdraw this one you should make a formal application for its withdrawal sometime next week.

MR. RICHARDSON: I will do that, sir.

MR. DAVIES: Mr. Chairman, before we conclude, Mr. Broadstock has a figure that I would like to get from him. He said at some stage something about the age group of the population in the Jasper Place area. That figure is not in the brief. It was a figure that

MR. DAVIES: (Cont.) reflected a large number of people in a certain age group.

MR. BROADSTOCK: I would be speaking from memory, Mr. Davies, but it's actually 26.7 percent of 13,307 -- which is 3,000 and something -- I have just forgotten -- in the age group between six and twenty, which we consider the school age group.

MR. DAVIES: That's the figure, thanks very much.

THE CHAIRMAN: Now, Mr. Gertler, as things appear at the moment we shall have the town of Beverly, we shall have Mr. Stanley representing the Association of Architects, taking possibly three quarters of an hour to an hour, and then -- I haven't been able to consult the Commission about this -- but I think we shall assume that the District Planning Commission will come on certainly after the morning recess. The Commission is adjourned.

(At 4:15 p.m. this date the Commission stood adjourned until 9:45 a.m. Friday, the 26th day of November, 1954, and reconvened.)